

Regular Meeting
Tuesday, September 12, 2023
6:00 p.m.



Unalaska City Hall
Council Chambers
43 Raven Way

Council Members
Thomas D. Bell
Darin Nicholson
Daneen Looby

Council Members
Dennis M. Robinson
Alejandro R. Tungul
Shari Coleman

*To Provide a Sustainable Quality of Life
Through Excellent Stewardship of Government*

UNALASKA CITY COUNCIL

P. O. Box 610 • Unalaska, Alaska 99685
Tel (907) 581-1251 • Fax (907) 581-1417 • www.ci.unalaska.ak.us

Mayor: Vincent M. Tutiakoff, Sr. **City Manager:** William Homka
City Clerk: Estkarlen P. Magdaong, emagdaong@ci.unalaska.ak.us

COUNCIL MEETING ATTENDANCE

The community is encouraged to attend meetings of the City Council:

- In person at City Hall
- Online via ZOOM (link, meeting ID & password below)
- By telephone (toll and toll free numbers, meeting ID & password below)
- Listen on KUCB TV Channel 8 or Radio Station 89.7

PUBLIC COMMENT

The Mayor and City Council value and encourage community input at meetings of the City Council. There is a time limit of 3 minutes per person, per topic. Options for public comment:

- In person
- By telephone or ZOOM - notify the City Clerk if you'd like to provide comment using ZOOM features (chat message or raise your hand); or *9 by telephone to raise your hand; or you may notify the City Clerk during regular business hours in advance of the meeting
- Written comment is accepted up to one hour before the meeting begins by email, regular mail, fax or hand delivery to the City Clerk, and will be read during the meeting; include your name

ZOOM MEETING LINK: <https://us02web.zoom.us/j/86592135942>

Meeting ID: 865 9213 5942 / **Passcode:** 275033

TELEPHONE: Meeting ID: 865 9213 5942 / **Passcode:** 275033

Toll Free numbers: (833) 548-0276; or (833) 548-0282; or (877) 853-5247; or (888) 788-0099

Non Toll-Free numbers: (253) 215-8782; or (346) 248-7799; or (669) 900-9128

AGENDA

1. **Call to order**
2. **Roll call**
3. **Pledge of Allegiance**
4. **Recognition of Visitors**
5. **Awards and Presentations**
 - a. Recognition of 25 Years of City Employment Anniversary
 - i. Gilbert Chavarria, Department of Public Works
 - ii. Brian Rankin, Department of Public Works

- b. Badge Pinning Ceremony for newly promoted career Fire Department staff
 - i. David Gibson, Captain
 - ii. Arianna Morales, Captain
 - iii. Karen Macke, Firefighter
 - iv. Lizzie Tran, Firefighter

6. **Adoption of Agenda**

7. **Approve Minutes of Previous Meeting** [August 8, 2023](#)

8. [City Manager Report](#)

9. **Community Input & Announcements** *Members of the public may provide information to council or make announcements of interest to the community. Three-minute time limit per person.*

10. **Public Comment on Agenda Items** *Time for members of the public to provide information to Council regarding items on the agenda. Alternatively, members of the public may speak when the issue comes up on the regular agenda by signing up with the City Clerk. Three-minute time limit per person.*

11. **Work Session** *Work sessions are for planning purposes, or studying and discussing issues before the Council.*

- a. [Capital Projects Update – Scott Brown, Director of Public Works](#)

12. **Consent Agenda** *Approval of non-controversial or routine items, accomplished without debate and with a single motion and vote. Council members may request an item be moved to the regular agenda for discussion purposes.*

- a. [Resolution 2023-36: Appointing Judges and Clerks for the regular municipal election on October 3, 2023 and Judges to serve on the Canvass Committee.](#)
- b. [Resolution 2023-37: Approving a 30-year lease period for a Tideland Lease Agreement between the City of Unalaska and the Ounalashka Corporation, for a portion of Tract D of Unalaska Tidelands Survey No. 103](#)
- c. [Resolution 2023-38: Approving a 20-year land lease agreement between the City of Unalaska and EarthScope Consortium Inc., for a CORS station on a portion of Lot 1, Needle Subdivision, Plat 95-32](#)

13. **Regular Agenda** *Persons wishing to speak on regular agenda items must sign up with the City Clerk. Three-minute time limit per person.*

- a. [J&G Airport Restaurant LLC – Liquor License Application](#)
- b. [Dutch Harbor Cannabis Co. – Marijuana Establishment License Application](#)
- c. [Resolution 2023-34: Approving the Vacation of Lavelle Court and combination of Block 1 of Reservoir Hill Subdivision, Plat 92-12, and Block 1-A of Unalaska Pedestrian Pathway, Plat 97-14](#)
- d. [Ordinance 2023-09: Amending Unalaska Code of Ordinances, Title 3 Personnel, Chapter 3.52.010 Personal Leave Accrual Plan](#)
- e. [Travel Approval – North Pacific Fishery Management Council Meeting on October 2-10, 2023 in Anchorage, AK](#)

14. **Council Directives to City Manager**

15. **Community Input & Announcements** *Members of the public may provide information to council or make announcements of interest to the community. Three-minute time limit per person.*

16. **Adjournment**



EMPLOYEE ANNIVERSARY

GILBERT CHAVARRIA

★ **25 Years** ★

Department of
Public Works

Congratulations!



**EMPLOYEE
ANNIVERSARY
BRIAN RANKIN**

★ 25 Years ★

Department of
Public Works

Congratulations!



Badge Pinning Ceremony

David Gibson, Captain (A-Shift – Fire 02)

Arianna Morales, Captain (B-Shift – Fire 03)

Karen Macke, Firefighter (Fire 04)

Lizzie Tran, Firefighter (Fire 05)



Regular Meeting
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MINUTES

1. **Call to order.** Council Member Coleman called the regular meeting of the Unalaska City Council to order on August 8, 2023 at 6:00 p.m.

Coleman read the City's Mission Statement: To provide a sustainable quality of life through excellent stewardship of government.

Appointment of Mayor Pro Tem. Bell made a motion to appoint Shari Coleman as Mayor Pro Tem, with a second by Nicholson. Motion passed by consensus.

2. **Roll call.** Acting City Clerk called the roll. All council members were in attendance, with Robinson and Tutiakoff attending remotely. Mayor Pro Tem announced quorum established.
3. **Pledge of Allegiance.** Coleman led the Pledge of Allegiance.
4. **Recognition of Visitors.** Mayor Pro Tem recognized several people attending the meeting in the audience, including: Jeff Glaser and another gentleman with GCI Communication Corp.; Stephanie Mason with Zender Environmental; Nicole Baker with Net Your Problem, LLC
5. **Adoption of Agenda.** Nicholson made a motion to adopt the agenda, with a second by Looby. Bell moved to amend the agenda by adding a non-action item to consult with legal counsel regarding the rock behind the Latitude 54 building, with a second by Nicholson. Council discussion. Acting City Manager Veeder provided clarifications.

Roll call vote to amend the agenda to add item 11d: Coleman – yes; Bell – yes; Nicholson – yes; Robinson – no; Tungul – yes; Looby – yes; Motion passed 5-1

Hearing no objection from the Council, the agenda as amended was adopted by consensus.

6. **Approve Minutes of Previous Meeting.** Tungul moved to approve the proposed minutes of the council meeting held July 25, 2023 as presented; with a second by Nicholson. There being no objection, the minutes were approved by consensus.
7. **City Manager's Report.** Homka, attending remotely, provided an overview of his report.

8. **Community Input & Announcements** were made as follows:

- a. Roger Blakeley, PCR Director announced the Heart of the Aleutians Festival on August 19, 2023.
- b. Katherine McGlashan from Unalaska Visitor's Bureau gave an update on the incoming marine vessels.
- c. Steve Tompkins, DPU Director recognized the landfill employees for their work; announced the Household Hazardous Waste event on August 19-20, 2023 from 8:30 a.m. to 4:30 p.m.; he will also speak at a Q-Tribe environmental program.
- d. Stephanie Mason from Zender Environmental in partnership with Qawalangin Tribe announced the 3rd Annual Community Collection Event happening on August 10-12, 2023 from 10 a.m. until 2:00 p.m.
- e. Nicole Baker from Net Your Problem LLC made announcement regarding recycling fishing gear.
- f. Thomas Roufus with the Alaska State Firefighters Association Local Chapter in partnership with KUCB announced Tundra Golf Classic on August 12-13, 2023.
- g. Fire Chief Ben Knowles announced that three Deputy Fire Marshalls are in town.

9. **Public Comment on Agenda Items.** None.

10. **Public Hearing.** Mayor Pro Tem opened the public hearing on Ordinance 2023-08 Amending 'Executives' Chapter 3.56 by removing Chapter 3.56.040 Leave and revising Chapter 3.56.02 Recruitment and Appointment to allow the City Manager to negotiate personal leave for experienced professional candidates who are considering executive employment with the City of Unalaska

There being no testimony, Mayor Pro Tem closed the public hearing.

11. **Regular Agenda.**

- a. Ordinance 2023-08: 2nd Reading, Amending 'Executives' Chapter 3.56 by removing Chapter 3.56.040 Leave and revising Chapter 3.56.02 Recruitment and Appointment to allow the City Manager to negotiate personal leave for experienced professional candidates who are considering executive employment with the City of Unalaska

Tungul moved to adopt Ordinance 2023-08, with a second by Nicholson.

Acting City Manager Veeder provided an overview of the ordinance and answered Council questions.

Council discussion.

Roll call vote: Nicholson – no; Looby – no; Coleman – no; Tungul – no; Robinson – no; Bell – no; Motion failed 0-6

- b. Resolution 2023-33: Acknowledging the closure and completion of various capital projects and purchases

Looby made a motion to adopt Resolution 2023-33, with a second by Tungul.

Acting City Manager Veeder provided an overview of the ordinance and answered Council questions.

Roll call vote: Robinson – yes; Tungul – yes; Coleman – yes; Looby – yes; Bell – yes; Nicholson – yes; Motion passed 6-0

- c. Resolution 2023-35: Approving a 30-year Tideland Lease Agreement between the City of Unalaska and the Ounalashka Corporation, for Tract A-2 of Unalaska Tidelands Survey No. 103

Tungul made a motion to approve Resolution 2023-35, with a second by Looby.

Acting City Manager Veeder provided an overview of the ordinance.

Council discussion.

Robinson made a motion to amend Resolution 2023-35 to extend the lease from 30-year to 75-year Tideland Lease Agreement, with a second by Tungul.

Roll call vote on the amendment: Looby – no; Bell – no; Nicholson – no; Robinson – yes; Tungul – yes; Coleman – no; Amendment failed 2-4

Council discussion continued.

Thomas Roufos, Associate Planner, answered Council questions.

Roll call vote on the main motion: Bell – yes; Looby – yes; Nicholson – yes; Robinson – yes; Coleman – yes; Tungul – yes; Motion passed 6-0

- d. Consult with legal counsel regarding the rock behind Latitude 54 building

Acting City Manager Veeder provided a brief background on this discussion item.

Council discussion

Port Director Peggy McLaughlin provided information and answered Council questions.

- 12. **Council Directives to City Manager.** Bell moved to direct the City Manager to engage legal counsel regarding the rock behind the Latitude 54 building, with a second by Coleman. Council discussion.

Roll call vote: Coleman – no; Bell – yes; Looby – no; Nicholson – no; Tungul – no; Robinson – no; Motion failed 1-5

- 13. **Community Input & Announcements** were given as follows:

- a. Mayor Tutiakoff thanked the City of Unalaska Roads crew and those who participated in Camp Q, and the community.
- b. Acting City Clerk reminded everyone about local municipal election on October 3, 2023, and the voter registration deadline of September 2, 2023.
- c. Mayor Pro Tem thanked Steve Tompkins for his service with the City of Unalaska.

- 14. **Adjournment.** Having completed all the items on the agenda, Mayor Pro Tem adjourned the meeting at 7:40 p.m.

These minutes were approved by the Unalaska City Council on September 12, 2023.

Estkarlen P. Magdaong
City Clerk

CITY MANAGER'S REPORT

TO: Mayor Tutiakoff
City Council Members

FROM: William Homka, City Manager

DATE: September 12, 2023

- **Alaska Municipal League:** Attended the AML summer session in Homer August 8 – 12, 2023. The conference was well attended with municipal representatives from all over Alaska. Mayor Tutiakoff and Vice Mayor Robinson also attended.
- **Legislative Fly-In:** Unalaska hosted legislators on August 17 & 18. The program went well and I received positive feedback from many who attended the reception to hear from the representatives.
- **Ports, Navy & Flowage Fee:** Several Navy vessels have visited Unalaska recently and purchased fuel at the city dock. All the Navy's arrangements were handled by vessel agents. The city bills the vessel agents, including a "flowage" fee to pay the city's charge for taking fuel at the UMC. The charges are outlined in the tariff which is approved by city council. However, the vessel agent did not include "flowage" charges in their contract with the Navy. Navy said they won't pay it to vessel agent; vessel agent requested the city exempt them from the flowage fee or offer a discount. We politely declined to reduce or remove the charges as we cannot arbitrarily enforce the tariff. I do not know if the vessel agent will appeal to city council but you might be called about it.
- **Department of Public Utilities:** Scott Brown is the Acting Director of Utilities. Steve is with the city through September to keep the City compliant on reporting and provide some level of continuity. He is carrying a City cell phone and is monitoring emails and texts. He will respond to any outages and emergencies however he is only in his office on Wednesdays. I've hired Erik Hernandez to be the Deputy Director of Utilities. Erik worked in the Department of Utilities, Water Division and is very familiar with the department. His first day is September 18. Steve will work with Erik for the last two weeks of September to help with Erik's transition.
- **Barge/Metal:** Trident's barge arrived on August 16. We were expecting it in August but only had two days' notice. We were able to load all of the prepped cars and metal at the landfill. I'm working with Trident to exact a schedule for the future barges, which I presume will be spread out more since the company announced the project completion date has been pushed back one year. I'm working with OC and the Q Tribe on a program that will include community outreach, staging areas, and prep areas so we can be sure the vehicles are prepped properly for transport.
- **Captains Bay Road:** AKDOT announced it will take another look at unfunded projects in the STIP. Worked with Dianne Blumer to submit a letter of interest to the agency.
- **North Pacific Fisheries Management Council:** The Mayor and Council Member Tungul have expressed interest in attending the NPFMC meeting October 2 – 10, 2023, in Anchorage. The agenda includes important issues such as the next crab quota. Frank Kelty says we will have a small Red King Crab fishery that opens on October 15, 2023. He will share more details regarding the NMFS review of survey information.

- **Classification & Compensation Study for Unrepresented Employees:** A representative from McGrath Human Resources Group visited Unalaska on August 28 & 29. The representative met with all department directors and some subordinate staff to gain a clear understanding of employee roles, responsibilities, etc. The project is progressing as scheduled.
- **Staffing Update:** New employees hired to fill director/deputy positions and their anticipated start dates are as follows:

<u>Name</u>	<u>Position</u>	<u>Start Date</u>
Erik Hernandez	Deputy Director of Utilities	September 18, 2023
Patricia Soule	Finance Director	September 25, 2023
Kim Hankins	Police Chief	September ##, 2023
Cameron Dean	Planning Director	September 25, 2023

Department	# Openings
DPS	4
DPU	7
DPW	3
Finance	1
Planning	1
Admin	1
PCR	3
Ports	1
TOTAL	20

Retirements

Chris Chamberlin is retiring from the Ports Department on September 8, 2023. Chris is a billing & scheduling clerk. She is moving to Anchorage and says she will look forward to seeing her former friends and co-workers whenever we are passing through.

Steve Tompkins is retiring from the Utilities Department on September 29, 2023. Steve is Director and was the Deputy Director prior. He plans to remain in Unalaska for the time being.

- **Ports Rock Scaling Project:** The analysis by R&M indicated that hand scaling needed to be performed first, and then a full analysis of the rock face could be done after the loose material is removed. We solicited several vendors (including local contractors) to provide a scope of work and cost for the hand scaling, but only one company expressed interest and will visit the site very soon so they can submit a scope of work and a quote. We will report back to Council once the scope of work is received. Once the hand scaling is complete, R&M indicated they can return and provide a full analysis of the rock face and indicate if any further stabilization work is recommended. This is the plan at this point, which may need to change depending on what is found during the scoping of the hand scaling project, and the actual work of hand scaling.
- **Travel:** I will be off island on vacation starting the evening of September 15 – October 17, 2023, and will return Wednesday, September 18, 2023. Marjie Veeder will be Acting City Manager in my absence.

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Scott Brown, Public Works Director
Through: William Homka, City Manager
Date: September 12, 2023
Re: Capital Projects Update

This memo provides an overview of the current status of the City of Unalaska's active capital projects. As of July 31, 2023, there are 49 active and funded projects, collectively allocated a budget of \$70,339,534. Of this amount, \$25,303,758 has already been expended, leaving a balance of \$43,148,464 in available funds.

Nine the 49 active projects are eligible for closeout in the next few months. These closures will result in approximately \$1,173,298 being returned to their respective funds as follows:

General Fund:	\$855,856
Electrical Fund:	\$99,349
Water Fund:	\$218,093
Total	\$1,173,298

It is important to note that regardless of the fiscal year in which a project was initiated and funded, some projects span multiple years.

Projects fall into one of the following four phases: pre-development, engineering/design, construction, and project closeout. Successful project management requires effective communication and collaboration among stakeholders throughout all of the phases. Each phase has tasks, objectives and challenges.

Pre-Development: This typically is the CMMP process. In this phase, the initial concept of the capital project is developed and evaluated. This involves identifying the need for the project, assessing potential risks, estimating costs and securing initial funding or approvals. The goal is to determine whether the project is viable.

Engineering/Design: Once the project receives the green light, detailed planning and design work take place. This phase involves creating architectural and engineering designs, specifying materials and equipment, creating construction documents and obtaining necessary permits. The aim is to create a comprehensive plan that outlines the project's specifications, requirements, design elements and final costs.

Construction: In this phase, the actual construction work begins based on the approved designs and plans. Contractors and construction teams execute the project, manage labor and materials, and ensure that the project is built according to the approved specifications. Regular inspections, quality control and project management are essential to keep the construction on track and within budget.

Project Closeout: Once construction is completed, the project transitions to the closeout phase. This involves final inspections, testing and validation to ensure that the project meets all requirements and specifications.

City administration recognizes the diverse nature of capital projects and is committed to their completion within respective budgets and timelines to benefit the city and residents. A packet with current open projects, descriptions and status is attached for review.

Capital Projects Update

September 12, 2023

Pyramid WTP Chlorine Upgrade (WA21A)

Project is in Closeout phase

Budget \$1,507,947

Approximate dollars returning to fund

\$179,010



Introduction

This Capital Project Update provides an overview of 49 currently funded capital projects within the City of Unalaska. These projects have a total allocated budget of \$70,339,534. To date, \$25,375,857 has been spent, with an additional \$1,815,213 encumbered, leaving an available fund balance of \$43,338,144.

Regardless of the fiscal year in which a project was initiated and funded, many projects extend over multiple years. Several factors can contribute to the extended duration of projects, including the acquisition of right-of-way, pre-development requirements, staffing constraints, project complexity, phased execution, weather-related delays, contractor challenges, temporary suspension, or other underlying reasons.

Projects in this update fall into one of the following categories:

- Pre-development
- Engineering / Design
- Construction / Purchase (mechanical equipment, playground structures)
- Close-out

- CMMP Summary Sheet (or Project Nomination) as approved by Council
- Narrative of current status
- Financial snapshot of current status
- Photos

OPEN CAPITAL PROJECTS AS OF 08/31/23

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
FR21A	Aerial Ladder Replacement	\$ 1,500,000	\$ 1,438,710	\$ 49,058	\$ 12,232	\$ -	\$ 12,232
GG22A	Communication Infrastructure	\$ 1,894,026	\$ 672,176	\$ -	\$ 1,221,850	\$ -	\$ 1,221,850
PR22A	Kelty Field Drainage Improvements	\$ 100,000	\$ 78,400	\$ -	\$ 21,600	\$ -	\$ 21,600
PR22B	Aquatics Center Roof Replacement	\$ 445,000	\$ 9,789	\$ 30,580	\$ 404,631	\$ -	\$ 404,631
PR23A	Parks & Recreation Study	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000
PR601	Public Library Improvements	\$ 9,729,201	\$ 8,780,383	\$ 221,458	\$ 727,359	\$ -	\$ 727,359
PS18A	Repeater Site & Radio Upgrade	\$ 1,500,000	\$ 1,188,019	\$ 310,515	\$ 1,466	\$ -	\$ 1,466
PS19A	Fire Training Facility	\$ 12,000	\$ 6,400	\$ -	\$ 5,600	\$ -	\$ 5,600
PS23A	DPS Records Management System	\$ 450,000	\$ 203,075	\$ 206,331	\$ 40,594	\$ -	\$ 40,594
PW19A	Captain's Bay Road Improvements	\$ 5,725,703	\$ 1,836,474	\$ 5,104	\$ 3,884,125	\$ -	\$ 3,884,125
PW19B	Causeway Culvert Replacement	\$ 799,500	\$ 191,257	\$ 288	\$ 607,955	\$ -	\$ 607,955
PW20A	Burma Road Chapel Roof Upgrade	\$ 110,000	\$ 77,151	\$ -	\$ 32,849	\$ -	\$ 32,849
PW22B	DPW Inventory Room Shelving	\$ 150,000	\$ 120,624	\$ 1,375	\$ 28,001	\$ -	\$ 28,001
PW22C	Pavement Preservation - Sealcoating	\$ 1,000,000	\$ 174,129	\$ -	\$ 825,871	\$ -	\$ 825,871
PW23B	Equipment Storage Building	\$ 1,545,830	\$ -	\$ -	\$ 1,545,830	\$ -	\$ 1,545,830
PW23C	DPW Warehouse Fire Alarm/Sprinklers	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000
PW24A	DPW Warehouse Electrical Panel	\$ 152,500	\$ -	\$ -	\$ 152,500	\$ -	\$ 152,500
SS601	UCSD Playground	\$ 1,326,485	\$ 1,197,882	\$ 92,700	\$ 35,903	\$ -	\$ 35,903
SS22A	Elementary School Heating Repairs	\$ 100,000	\$ 69,240	\$ -	\$ 30,760	\$ -	\$ 30,760
General Fund Totals		\$ 26,735,245	\$ 16,043,709	\$ 917,410	\$ 9,774,127	\$ -	\$ 9,774,127
Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL18B	Automatic Meter Read	\$ 523,362	\$ 107,249	\$ 82,238	\$ 333,875	\$ -	\$ 333,875
EL18C	Wind Power Development	\$ 634,000	\$ 458,617	\$ 58,728	\$ 116,654	\$ -	\$ 116,654
EL22B	Makushin Geothermal	\$ 7,720,000	\$ 1,293,461	\$ 96,394	\$ 6,330,146	\$ -	\$ 6,330,146
EL22D	Electrical Distribution Equip. Replacement	\$ 115,000	\$ 42,174	\$ -	\$ 72,826	\$ -	\$ 72,826
EL23B	Generator Sets Rebuild (FY23)	\$ 1,002,154	\$ 884,667	\$ 18,138	\$ 99,349	\$ -	\$ 99,349
EL23C	Electrical Distribution Equip. Replacement	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
EL24A	Generator Sets Rebuild (FY24)	\$ 1,000,000	\$ -	\$ 142,862	\$ 857,138	\$ -	\$ 857,138
EL24B	Large Transformer Maintenance & Svc.	\$ 195,000	\$ -	\$ -	\$ 195,000	\$ -	\$ 195,000
Electric Fund Totals		\$ 11,389,516	\$ 2,786,169	\$ 398,359	\$ 8,204,988	\$ -	\$ 8,204,988

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA17B	Fiber Optic Development	\$ 59,127	\$ 15,313	\$ -	\$ 43,814	\$ -	\$ 43,814
WA17C	Pyramid Micro Turbines	\$ 2,317,019	\$ 2,212,235	\$ 61,532	\$ 43,252	\$ -	\$ 43,252
WA18A	Generals Hill Water Booster Pump	\$ 1,241,000	\$ 1,159,380	\$ 42,537	\$ 39,083	\$ -	\$ 39,083
WA20A	CT Tank Interior Maintenance/Painting	\$ 1,053,000	\$ -	\$ -	\$ 1,053,000	\$ -	\$ 1,053,000
WA21A	Pyramid WTP Chlorine Upgrade	\$ 1,507,947	\$ 1,113,593	\$ 215,344	\$ 179,010	\$ -	\$ 179,010
WA22D	Captains Bay Rd Waterline Extension	\$ 1,198,646	\$ 245,167	\$ 153,479	\$ 800,000	\$ -	\$ 800,000
WA23B	East Point Crossing Water Line Inspection	\$ 162,500	\$ -	\$ -	\$ 162,500	\$ -	\$ 162,500
WA24A	Icy Lake Hydrographic Survey	\$ 72,800	\$ -	\$ -	\$ 72,800	\$ -	\$ 72,800
WA24B	WH1 & WH2 On-Site Chlorine Generation	\$ 448,500	\$ -	\$ -	\$ 448,500	\$ -	\$ 448,500
WA501	Pyramid Water Storage Tank	\$ 1,228,750	\$ 93,662	\$ -	\$ 1,135,088	\$ -	\$ 1,135,088
WA504	Water Utility Auto Meter Read	\$ 106,052	\$ 33,384	\$ 4,192	\$ 68,476	\$ -	\$ 68,476
Water Fund Totals		\$ 9,395,341	\$ 4,872,734	\$ 477,084	\$ 4,045,523	\$ -	\$ 4,045,523
Wastewater Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WW17B	Fiber Optic Intrastructure Development	\$ 59,127	\$ 6,887	\$ -	\$ 52,240	\$ -	\$ 52,240
WW24A	CBR Wastewater Line Installation	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
WW24B	WWTP Air Intake Hood Installation	\$ 52,000	\$ -	\$ -	\$ 52,000	\$ -	\$ 52,000
Wastewater Fund Totals		\$ 161,127	\$ 6,887	\$ -	\$ 154,240	\$ -	\$ 154,240
Solid Waste Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
SW21A	Solid Waste Gasifier	\$ 700,000	\$ -	\$ -	\$ 700,000	\$ -	\$ 700,000
Solid Waste Fund		\$ 700,000	\$ -	\$ -	\$ 700,000	\$ -	\$ 700,000
Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH17C	CEM Breakwater Repair	\$ 150,000	\$ 110,000	\$ -	\$ 40,000	\$ -	\$ 40,000
PH20A	Cruise Ship Terminal Demand Study	\$ 390,000	\$ -	\$ -	\$ 390,000	\$ -	\$ 390,000
PH20B	Emergency Mooring Buoy Maint.	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000
PH23A	Unalaska Marine Center Restroom	\$ 530,160	\$ -	\$ -	\$ 530,160	\$ -	\$ 530,160
PH201	Entrance Channel Dredging	\$ 11,489,000	\$ 1,554,560	\$ -	\$ 9,934,440	\$ -	\$ 9,934,440
PH602	Light Cargo Dock & UMC Dredging	\$ 2,654,145	\$ -	\$ -	\$ 2,654,145	\$ -	\$ 2,654,145
PH905	Robert Storrs SBH Improvments A&B	\$ 6,695,000	\$ 1,798	\$ 22,360	\$ 6,670,841	\$ -	\$ 6,670,841
Ports Fund Totals		\$ 21,958,305	\$ 1,666,358	\$ 22,360	\$ 20,269,586	\$ -	\$ 20,269,586
Grand Totals		\$ 70,339,534	\$ 25,375,857	\$ 1,815,213	\$ 43,148,464	\$ -	\$ 43,148,464

Aerial Ladder Truck Replacement (FR21A)

PROJECT DESCRIPTION: Replacement of the aerial apparatus. The current apparatus was built in 1997 and has been in service for 22 years.

PROJECT NEED: In keeping with our past practices of replacing apparatus every 25 years we will spec and build this apparatus in FY21. NFPA currently states that apparatus should be replaced every 10 years. With our current low fire call volume and excellent maintenance record we are able to stretch the life span by 150%. Our current apparatus pump has been rebuilt recently and is now in need of more large scale maintenance to come back into compliance with third party certification. Building a new apparatus will ensure that Unalaska Fire Department will stay current with industry standard and best serve the community of Unalaska. This apparatus will allow us to operate more efficiently and safely during emergency events. The new proposed apparatus will be designed with the safety of our firefighters first and the community second. With this new apparatus the department will be able to reach higher or further out and pump more water per minute.

DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS): The design, development, and purchase of this apparatus will occur in FY21. As we have done with all fire apparatus we will sole source this project through Pierce Manufacturing. This reduces the training and familiarization time for department personnel and city maintenance staff. This apparatus will be custom built in Appleton Wisconsin with three trips made to the manufacturer to ensure the apparatus spec and timeline is being met.

COST & FINANCING DATA: The cost of this apparatus could be fully funded through the general fund. The Fire Department has been a Pierce fleet since 1997 keeping firefighter and maintenance training costs down. In Keeping with that precedent this should be a sole source product through Pierce Manufacturing.

Cost Assumptions	
Other Professional Services	
Engineering, Design, Construction Admin	1,500,000
Construction Services	
Machinery & Equipment	
Subtotal	1,500,000
Contingency (0%)	0
Total Funding Request	1,500,000

REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY21	FY22	FY23	FY24	FY25	Total
General Fund		1,500,000					1,500,000
1% Sales Tax							
Grant							
Proprietary Fund							
TOTALS \$		1,500,000					1,500,000

FY21-25 CMMP

AERIAL LADDER REPLACEMENT | FIRE

ROLLING STOCK

ESTIMATED PROJECT & PURCHASE TIMELINE

Pre Design: FY 2021

Engineering/Design: FY 2021

Purchase/Construction: FY 2021



Aerial Ladder Truck Replacement (FR21A) Funded 2 years ago

- This project will replace the existing aerial apparatus which was built in 1997 and has been in service for 25 years
- Sole-sourced through Pierce Manufacturing in Appleton, Wisconsin
- Fire / EMS worked with Pierce to refine exact configuration and components
- 100% pre-payment was made
- A team of 4 City employees (Ben Knowles, Steve Van Deventer, Arianna Morales, Kai Lloyd) traveled to Appleton, WI on March 12th to perform a 3 day final inspection.
- Comms installed in Washington before truck shipped to Unalaska via AML
- Truck is housed at Amaknak Station
- We're still waiting on Fire Truck associated parts (extrication equipment PO# 22150087) from LN Curtis Company who said equipment will ship on 2-2-23
- extrication equipment were sent out but unfortunately got lost during transit. A replacement shipment is planned to leave the factory in November. Once we have the extrication equipment in our possession, this project will be prepared for closure.



Aerial Ladder Truck Replacement (FR21A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
FR21A	Aerial Ladder Replacement	\$ 1,500,000	\$ 1,438,710	\$ 49,058	\$ 12,232	\$ -	\$ 12,232



Communication Infrastructure (GG22A)

Project Description: Build a citywide communications infrastructure to connect all City departments, facilities and systems. Currently the Information Systems department networks all facilities using outdoor wireless point to point equipment. The technology is subject to bandwidth limitations, interference, weather, and significant annual maintenance. The GCI fiber optic project presents a rare opportunity to install subsurface conduit alongside the company's trenching project throughout the island. Every facility could be interconnected over the next two years installing the City's own underground cable network while the ground is open. This will result in a significant increase of network quality (bandwidth, decreased latency, etc.), reliability, and reduced security risks. This infrastructure would also alleviate hours of internal labor costs associated with maintaining over 100 existing wireless devices throughout Unalaska. The underground network would serve all City departments, as well as SCADA, VoIP (phone system), Security Camera Systems, Disaster Recovery, Email, GIS, and Network Applications (e.g Munis, Sleuth, Rec-Trac, Cartegraph, Meter Reading Systems, RMS, WatchGuard, etc.).

Project Need: All cities are increasingly reliant on network services that require larger amounts of bandwidth. Unalaska needs a viable path forward that will serve its growing demands (e.g. GIS, Security Cameras, Disaster Recovery, etc.), greater reliability (e.g. SCADA monitoring/control systems), and future scalability (services growth). Most local governments have had high-speed underground cable networks for decades, but Unalaska has repeatedly missed opportunities to install its own underground, high-speed network. The GCI proposal will trench miles of underground cabling and could be the last feasible opportunity to install our own network, This project will upgrade city infrastructure and provide significant cost savings for installation and future operations.

Development Plan & Status : This project will be funded by the General Fund. An additional \$105,974 budgeted to the FY17 Fiber Optic Infrastructure Development Project from the Water and Wastewater proprietary funds will be moved to this project.

FY23-32 CMMP

Communications Infrastructure (Citywide)

GG22A

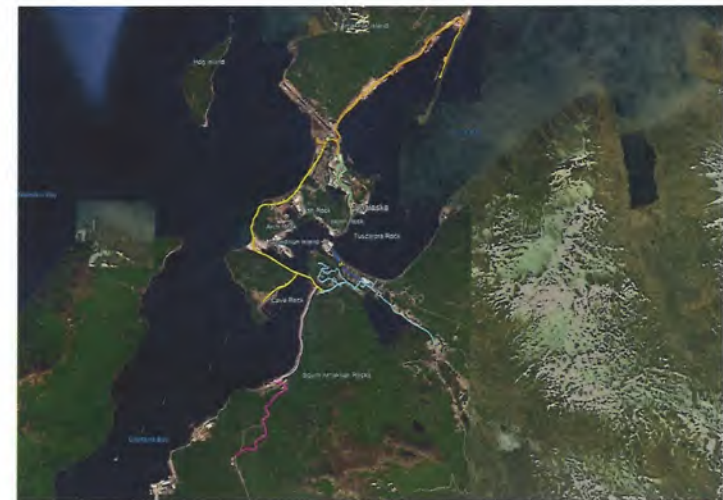
Other

Estimated Project & Purchase Timeline

Pre Design: FY21

Engineering/Design: FY22

Purchase/Construction: FY23



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	947,013	947,013	0	0	0	0	0	0	0	0	0	1,894,026
Wastewater Proprietary	52,987	0	0	0	0	0	0	0	0	0	0	52,987
Water Proprietary Fund	52,987	0	0	0	0	0	0	0	0	0	0	52,987
Total	1,052,987	947,013	0	0	0	0	0	0	0	0	0	2,000,000

Communication Infrastructure (GG22A) Funded 1 year ago

- GCI/UTI have been placing conduit and vaults for City intranet in accordance with the Joint Trench Agreement (JTA)
- GCI obtained easements with OC on Salmon Way and East Point Road
- City to obtain easements from OC for City project located on OC property
- Restoration work by GCI/UTI is progressing and ongoing
- Temp asphalt patch installed in 2 road crossings near City Hall with permanent cold patch repairs ongoing
- Current progress for COU = 61 vaults and 65,948 LF conduit as of (12-09-22)
- GCI has 2 mainline crews installing drops as they work, 1 full time drop crew, and 1 inside wire crew doing in-home installations
- Regarding fiber to the home/business/other (FTTX), all mainline conduit and fiber has been placed on both the Dutch Harbor and Unalaska locations
- Crews are working to complete splicing of the fiber, install final drop conduit for customers (commercial and residential) for which GCI has obtained signed permissions, complete inside wiring, and test portions of the network
- Customers are presently online and the number is growing daily
- GCI is also working to complete Punch List items and complete required testing of both the entire network and individual services
- GCI expects to complete above mentioned tasks and begin demob in March 2023
- GCI also expects additional service requests beyond March 2023 which will be addressed by their onsite Rural Operations Team.
- Collaborating with GCI to obtain as-built and design information is our current focus, and once that's complete, we'll transition into the second phase

Communication Infrastructure (GG22A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
GG22A	Communication Infrastructure	\$ 1,894,026	\$ 672,176	\$ -	\$ 1,221,850	\$ -	\$ 1,221,850

Communication Infrastructure (GG22A)



Kelty Field Drainage Improvements (PR22A)

Project Description: Improve the drainage and infield of the softball field. This project will assess and address the field's drainage system with appropriate repairs.

Project Need: The outfield no longer drains after a decent amount of rain. It is unfit and unsafe for use by the public. We frequently cancel softball events because the field needs the first summer months to dry as much as possible. Even as late as August and September the field is very damp and unplayable.

Development Plan & Status : This project will be funded by the General Fund.

FY22-31 CMMP

Kelty Field Improvement Project

PCR

Estimated Project & Purchase Timeline

Pre Design: FY22

Engineering/Design: FY22

Purchase/Construction: FY22

Closing out project



Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund	0	100,000	0	0	0	0	0	0	0	0	0	100,000
Total	0	100,000	0	0	0	0	0	0	0	0	0	100,000

Kelty Field Drainage Improvements (PR22A) Funded 1 year ago

- Silty clay under the grass kept water from draining thru to subsurface
- DPW Roads Division removed sod and layer of silty clay
- Next steps include installation of fill to bring field up to grade, placement of topsoil, and seed/multch
- Work halted in fall 2021 pending outcome of UCSD playfield seeding
- UCSD playfield seeding was successful as observed in 2022, the same gravel layers will be utilized at Kelty Field with the addition of topsoil
- Subsurface drain system was located and televised
- DPW Roads repaired 4 collapsed drains
- Field staked in 25' grid to show fill elevations
- Roads began installing gravel to bring field up to grade – halted due to weather
- Topsoil, seed (sod being discussed) to be installed in spring



Kelty Field Drainage Improvements (PR22A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PR22A	Kelty Field Drainage Improvements	\$ 100,000	\$ 78,400	\$ -	\$ 21,600	\$ -	\$ 21,600

Closing out project

Aquatics Center Roof Replacement (PR22B)

FY22-31 CMMP

Project Description: This is a Major Maintenance project which will replace the roofing on the Aquatics Center.

Project Need: Presently the roof is a fabric membrane which pulled up during severe wind events and ripped.

Development Plan & Status: DPW hired IRI to patch the ripped membrane and place tires on top to hold it down. IRI gave us a budgetary estimate for purposes of placing this on the CMMP and requesting funding.

This will be put out to bid in early 2022 for summer 2022 construction.

Estimated Project & Purchase Timeline

Pre Design FY22

Engineering/Design FY22

Purchase/Construction FY22

Cost Assumptions		
Engineering, Design, Const Admin		0
Other Professional Services		532
Construction Services		341,776
Machinery & Equipment		0
	Subtotal	342,308
	Contingency (set at 30%)	102,692
	TOTAL	445,000



Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY22	FY23	FY24	FY25	FY26	
General Fund	0	445,000					445,000
Totals	0	445,000					445,000

Aquatics Center Roof Replacements (PR22B) Funded 1 year ago

- This is a Major Maintenance project which will replace the roofing on the Aquatics Center
- The roof is a fabric membrane which pulled up during severe wind events and ripped
- DPW hired IRI to patch the ripped membrane and place tires on top to hold it down
- IRI gave us a budgetary estimate for purposes of placing this on the CMMP and requesting funding
- Temporary repairs completed by IRI to prevent further damage until permanent repairs are completed
- This will be put out to bid for summer 2023 work
- The roof inspection has been conducted, and we are currently awaiting the report. We are on schedule to proceed with the roof replacement in the upcoming construction season.

Aquatics Center Roof Replacements (PR22B)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PR22B	Aquatics Center Roof Replacement	\$ 445,000	\$ 9,789	\$ 30,580	\$ 404,631	\$ -	\$ 404,631

Aquatics Center Roof Replacements (PR22B)



Parks and Recreation Study (PR23A)

Project Description: Develop a Comprehensive Master Plan for parks and recreation. We will hire an outside consulting firm to help us better assess the needs of our department for the next ten years and beyond.

Project Need: PCR's management team has spent a significant amount of time during the past several years developing a plan for future CMMP projects. Bringing in a consultant could help not only with prioritizing those projects, but also with programming, daily operations, and park maintenance.

Many grants and outside funding require a Comprehensive Master Plan that has been recognized by City Council.

Development Plan & Status : Funding will come from the General Fund. Studies do not require a contingency.

FY23-32 CMMP

PR23A
Parks and Recreation Study
PCR

Estimated Project & Purchase Timeline
Pre Design: FY23
Engineering/Design: FY23
Purchase/Construction: FY23



Cost Assumptions

Other Professional Services	\$150,000
Engineering, Design, Construction Admin	
Construction Services	
Machinery & Equipment	
Subtotal	\$150,000
Contingency (0%)	\$0
Total Funding Request	\$150,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	150,000	0	0	0	0	0	0	0	0	0	150,000
Total	0	150,000	0	0	0	0	0	0	0	0	0	150,000

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Parks and Recreation Study (PR23A) Funded 3 months ago

- Scope includes a Comprehensive Master Plan for Parks and Recreation
- The goals of the Plan are to guide:
 - Future CMMP project initiation & development
 - Prioritization of projects
 - Daily programming
 - PCR operations
 - Park maintenance
- An outside consulting firm will be hired via an RFP to write a Comprehensive Master Plan for Parks and Recreation
- An RFP will be drafted and posted publicly to solicit a consultant
- Many granting agencies require a Master Plan recognized by City Council
- Park & Recreation Master Plans typically include:
 - Vision Statement
 - Capacity analysis
 - Needs assessment
 - Goals
 - Overall strategy
 - Financial plan
 - Roles and responsibilities
 - Action steps and timeline
 - Key performance indicators
- Steps for developing a Master Plan for Parks and Recreation include:
 - Engaging the Community
 - Engage other Stakeholders
 - Examine Current Assets
 - Determine Focus Areas
 - Create the Plan

Parks and Recreation Study (PR23A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PR23A	Parks & Recreation Study	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000



Parks and Recreation Study (PR23A)

PLAN
TO
play.



Public Library Improvements (PR601)

Project Description: Since the current facility was designed in 1996, we have seen changes in technology, in the community, and in library use. The library's collections and services have also expanded. Consequently, the facility's design and layout are no longer meeting the changing needs of the community.

In FY18, the Foraker Group accepted this project into a Pre-Development Program whose services have been funded by the Rasmuson Foundation at no cost to the city. During the Pre-Development phase, Architect Brian Meissner with ECI visited Unalaska twice and created a concept design based on public and staff input.

City Council elected to go ahead with the project after Pre-Development, and in August 2018, ECI was awarded the design contract by the City of Unalaska. ECI will further develop the design in FY 2019, continuing to incorporate input from the public and from library staff, and arriving at a refined budget estimate for construction. They will present two reports to City Council in January – May of 2019.

Project Need: This project will increase the efficiency and service delivery life of the Unalaska Public Library. The current facility falls short in the following areas:

- Space and services for children and teens
- Meeting, study, and program space
- Quiet seating and reading space
- Room for growing library collections

Cost & Financing Data: The current project cost estimate is an Order of Magnitude cost based on conceptual designs created during Pre-Development by ECI Alaska Architecture. Once the project is funded for construction, staff may seek Rasmuson Foundation grant funding.

FY20-24 CMMP

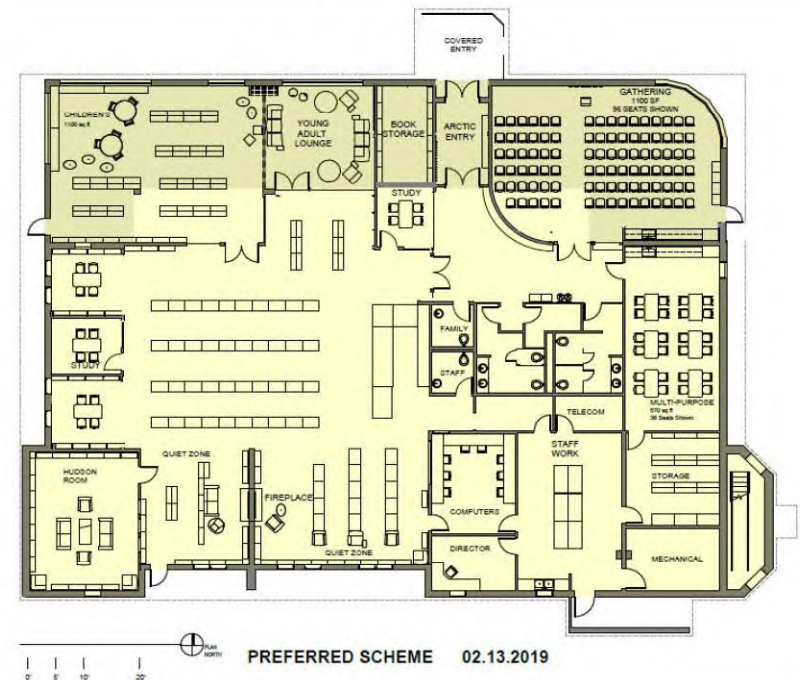
Unalaska Public Library Improvements | PCR - LIBRARY

Estimated Project & Purchase Timeline

Pre Design: FY 2018-2019

Engineering/Design: FY 2019-2020

Purchase/Construction: FY 2020-2021



Cost Assumptions	
Engineering, Design, Const Admin	500,000
Other Professional Services	230,000
Construction Services	4,100,000
Machinery & Equipment	-
Subtotal	4,830,000
Contingency (per ECI)	570,000
TOTAL	5,400,000
Less Other Funding Sources (Grants, etc.)	
Total Funding Request \$	5,400,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)	400,000	5,000,000					5,400,000
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	400,000	5,000,000	-	-	-	-	5,400,000
Requested Funds:							

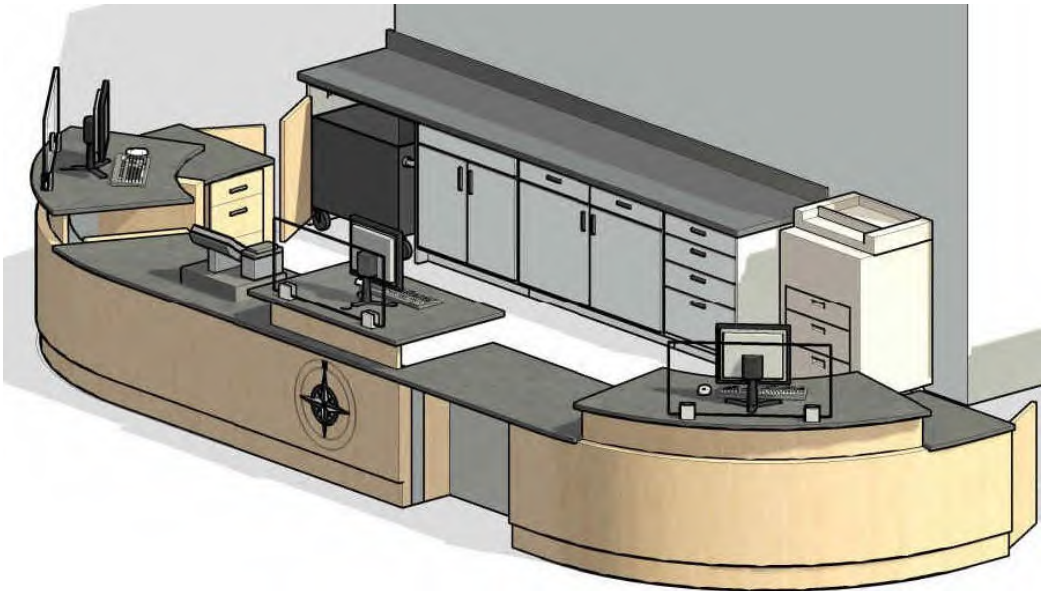
Public Library Improvements (PR601) Funded 7 years ago

- Library building closed on 3-14-22 and moved to Burma Road Chapel
- 3 Council members toured the project on August 5, 2022
- Ordinance 2022-14 was passed on August 9, 2022 providing additional funds to replace the structurally unsound south roof
- Multi-layered roof system installed (½” Densdeck, blue skin membrane, insulation, sheathing, membrane 2x, Z-furring, and sheathing 2x) on both north and south roofs
- Contractor and sub-contractors left for the holidays with return on January 23rd to install remaining casework, curved bench, and circulation desk
- Freestanding shelving install began on 1/12 with expected completion on 1/23
- Perimeter shelving installation scheduled for March due to backordered parts
- Circulation desk delivered 1/13 with install scheduled after contractor returns on 1/23
- All storefront glazing and door hardware is complete
- Electricians and painters scheduled to return on 1/21 to complete their remaining work
- Exterior windscreen art shipped from Anchorage on 1/17 with installation by City staff scheduled to begin week of 1/23
- Two new boilers scheduled to arrive on 2/7 with immediate installation planned
- City requested a schedule update from the contractor to help plan timing of furniture delivery and installation as well as book move in
- Substantial Completion date (this is a project milestone) anticipated to be 1/26
- Architectural final inspection anticipated for week of 1/30
- Mechanical and electrical engineer’s final inspection anticipated for week of 2/20 after new boilers are up and running
- Library re-opening likely to occur in early to mid April
- Closing out project

Public Library Improvements (PR601)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PR601	Public Library Improvements	\$ 9,729,201	\$ 8,780,383	\$ 221,458	\$ 727,359	\$ -	\$ 727,359

Closing out project



Public Library Improvements (PR601)



Repeater Site and Radio Upgrade (PS18A)

This project will upgrade the current radio system by replacing components that include; repeaters, transmitters, antenna systems, and console software operating systems. The various components are located at the top of Haystack, and in the DPS building. This project will ensure the radio system becomes compliant with FCC regulations requiring further 'narrow banding' of public entity radio systems, and will additionally upgrade our current 911 system to become an 'enhanced 911' (E911) system with expansion options for location mapping and CAD (Computer Aided Dispatch) software for incident and event records.

PROJECT NEED: The City of Unalaska utilizes seven radio channels, and all seven channels are maintained and operated by Public Safety. This mission critical system is one of our primary methods of communicating during daily activities as well as disasters. It is designed to provide redundancy in the event of a multi-hazard event. In FY16 two a systems audit was conducted (the R56 audit), which showed there were many problems with the two repeater sites and the system's aging components. Most of the radio system components were purchased around 2005, system parts are no longer manufactured and the components cannot be programed to the frequency ranges which are now required by the FCC.

The E911 system will provide dispatch with the location of the person calling 911 on both wired or wireless phone system, and will result in decreased response times to emergencies. Not incorporating E911 does not affect FCC narrow-banding requirements, nor does it affect the age and condition of our current radio equipment. An investment in a compliant, properly installed communication system will support site repair work, new equipment and new equipment warranty.

DEVELOPMENT PLAN & STATUS: The R56 audit was conducted in FY16 and identified problems with both repeater sites, and with the radio system's components. The contractor will utilize the audit to conduct the needed upgrades, repairs, and replacements in order to obtain R56 audit compliance and ensure operation at the frequency ranges that are required by the FCC. The E911 system will be developed after R56 compliance has been achieved, in a two phased approach—phase one provides caller ID and caller location for landline phones, and phase two provides caller location for landline and cellular phones using GPS mapping and coordinates.

COST & FINANCING DATA: The funding for this project will be for a contractor to upgrade, replace and install radio system components, as well as install the consoles, hardware and software needed for both FCC-required narrow-banding and E911 systems. One funding option is to solely utilize the general fund to pay for the project. Another option is to enact a telecommunication surcharge on all phone lines in Unalaska (up to \$2 per line). This surcharge is allowed under AS 29.35.131 and is intended to cover the cost of E911 systems equipment or services (including radio systems). Not updating to an E911 system may affect the ability of the City to assess this telecommunications surcharge. This project is estimated at \$630,000.00.

FY20-24 CMMP

Radio System Upgrade | PUBLIC SAFETY

Estimated Project & Purchase Timeline

Pre Design: FY 2018

Engineering/Design: FY 2019

Purchase/Construction: FY 2020



Cost Assumptions

Engineering, Design, Const Admin	40,000
Other Professional Services	40,000
Construction Services	60,000
Machinery & Equipment	629,231
Subtotal	769,231
Contingency (set at 30%)	230,769
TOTAL	1,000,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,000,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)	310,000	690,000					1,000,000
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	310,000	690,000	-	-	-	-	1,000,000
Requested Funds:							

Repeater Site and Radio Upgrade (PS18A) Funded 5 years ago

- This project replaces repeaters, transmitters, antenna systems, and console software operating systems. This ensures the radio system becomes compliant with FCC regulations requiring further 'narrow banding' of public entity radio systems, and will additionally upgrade our current 911 system to become an 'enhanced 911' (E911) system with expansion options for location mapping and CAD (Computer Aided Dispatch) software for incident and event records
- ProComm is the only firm in Alaska with R56 certified technicians so this will be a sole source procurement
- First two phases includes R56 compliance, E-911 software upgrades, dispatch console, and repeater upgrades on Haystack
- Award of contract to ProComm went before Council on 7-27-21
- Phases 1 and 2 are substantially complete
- Two pieces of equipment were replaced under warranty
- Completion of phase 3 has been delayed in preparation for the fiber project from GCI in order for the City to take advantage of possible cost savings and determine internet stability and speed necessary for system programming
- Phase 3 subcontractor work for power and site upgrade requirements completed
- DPW Facilities Maintenance strengthened DPS Comms room floor to support extra weight of equipment and battery backup
- Completion expected by late February 2023 for remaining work such as reinstall misc small peripheral equipment, final programming, and reinstate warranty

Repeater Site and Radio Upgrade (PS18A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PS18A	Repeater Site & Radio Upgrade	\$ 1,500,000	\$ 1,188,019	\$ 310,515	\$ 1,466	\$ -	\$ 1,466

PROJECT DESCRIPTION: This project will upgrade the two repeater sites (Haystack and DPS) to be in compliance with the R56 audit conducted in FY16. The project will help reduce the risk of a radio systems failure.

PROJECT NEED: The City of Unalaska currently utilizes seven radio channels, and all seven channels are maintained and operated by Public Safety. The system is designed to provide redundancy in the event of a multi-hazard event. In FY16 the multi-coupler and the combiner components failed. These two components were replaced and a systems audit was conducted (the R56 audit). The audit showed there were many problems with the two repeater sites that increased the risk of a system wide failure. The Haystack repeater site has been badly weathered and does not have adequate electronic protection, or appropriate grounding protection to reduce the risk of failure. The repeater site at DPS also does not have adequate electronic protection or appropriate grounding. To help prevent a catastrophic failure of the radio system, the two sites need significant upgrades (as outlined in the FY16 R56 audit).

DEVELOPMENT PLAN & STATUS: The R56 audit was conducted in FY16 and it identified problems with the two repeater sites, and with the radio system's components. The contractor will utilize the audit to conduct the needed upgrades, repairs, and component replacement in order to obtain R56 audit compliance and reduce the risk of the radio system failing.

COST & FINANCING DATA: The funding for this project will be for a contractor to upgrade and repair the Haystack and DPS repeater sites. The Haystack site upgrades and repairs are estimated at \$75,000, and the DPS site is estimated at \$35,000—for a total of \$110,000.

FY18-22 CMMP

REPEATER SITE UPGRADE | PUBLIC SAFETY

ESTIMATED PROJECT & PURCHASE TIMELINE
 Inception/Concept: n/a
 Pre Design: n/a
 Engineering/Design: n/a
 Construction: FY18 –FY19



REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY18	FY19	FY20	FY21	FY22	
General Fund (Public Safety)		\$110,000					\$ 110,000
1% Sales Tax							
Grant							
Proprietary Fund							
TOTALS		\$110,000					\$ 110,000
Requested Funds:							

Repeater Site Upgrade (PS18A)



Fire Training Facility (PS19A)

FY22-31 CMMP

Fire Training Center

Fire

Estimated Project & Purchase Timeline

Pre Design: FY19

Engineering/Design: FY23

Purchase/Construction: FY24



Project Description: Establish a live fire training facility in Unalaska. The structure will provide residential type response with a burn room, interior stairs leading to multiple stories, an interior fixed ladder, roof-mounted chop-out curbs, and a parapet roof guard with chain opening. The facility offers multiple training exercises including hose advancement, fire attack, search & rescue, rappelling, laddering, confined space maneuvers, and high-angle rescue operations. Currently there are no such facilities for training public or private sector organizations in Unalaska. This facility will also include a “dirty” classroom and a “clean” classroom that will allow personnel to stay out of the elements while they are instructed on the didactic portion of the lesson.

Project Need: Firefighter certification in Alaska requires a live fire training element to ensure experience fighting fires with significant heat and smoke in limited or zero visibility environments. Uncertified volunteers or paid firefighters can respond to fires, but live fire training and certification ensures that they are prepared and don’t panic in real situations. No live fire facility exists in Unalaska, so firefighters travel off-island for training and certification at a cost of approximately \$30,000 per person. The training takes 10-12 weeks and volunteers must take time off from their jobs and live away from their families in order to attend. The proposed training facility can be modified for use by the police department to practice active shooter or other use-of-force situations, and also be used as a confined space rescue training facility by other City departments or private industry, and as as a regional training center for other Aleutian Communities.

Development Plan & Status : Only a concept plan exists at the present time.. The proposed site is in the valley near the old chlorine building, or near the current public safety building pending action on the new proposed police station. The general fund will pay for the project. \$12,000 was previously appropriated for a temporary training structure made from shipping containers. Cost quote for facility in 2018 dollars is \$350,000 plus \$85,000 shipping. Other costs include running electrical and water lines to the site and building construction costs for a total of \$1,513,500.

Cost Assumptions	
Other Professional Services	325,000
Engineering, Design, Construction Admin	0
Construction Services	439,231
Machinery & Equipment	400,000
Subtotal	1,164,231
Contingency (30%)	349,269
Total Funding Request	1,513,500

Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund	12,000	0	0	1,501,500	0	0	0	0	0	0	0	1,513,500
Total	12,000	0	0	1,501,500	0	0	0	0	0	0	0	1,513,500

Fire Training Facility (PS19A) Funded 4 years ago

- This project will construct a live fire training facility and provide residential like design with a burn room, interior stairs to multiple floors, interior fixed ladder, roof-mounted chop-out curbs, and parapet roof guard with chain opening
- This facility will allow for multiple training exercises including hose advancement, fire attack, search & rescue, rappel-ling, laddering, confined space, and high-angle rescue operations
- The facility may also be used for police use-of-force training exercises, as well as for confined space training
- No such facility exists for public or private sector organizations in the City of Unalaska
- DPW removed pipe from the Upper East Broadway site for a temporary interim fire training setup including a few shipping containers and a water storage tank
- Regan Engineering and the City Engineer developed a cost estimate for the full project buildout at the Upper East Broadway site including 2,300 feet of water and sewer main
- DPU removed 19 bags of contaminated soil and continues remediation of the fuel oil spill behind the existing Old Chlorine building
- There is a USGS seismic monitoring station on the property that DPS is coordinating activities with to avoid conflicts
- It is anticipated that this facility may be constructed at the present DPS site
- The Upper East Broadway site is being utilized in its present configuration pending new DPS Police facility construction but has proven to be inadequate due to lack of fire hydrant, classroom setting, and distance from fire station.

Fire Training Facility (PS19A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PS19A	Fire Training Facility	\$ 12,000	\$ 6,400	\$ -	\$ 5,600	\$ -	\$ 5,600

- The project is temporarily paused, pending an assessment by the fire and police departments to determine the station's requirements.

Fire Training Facility (PS19A)



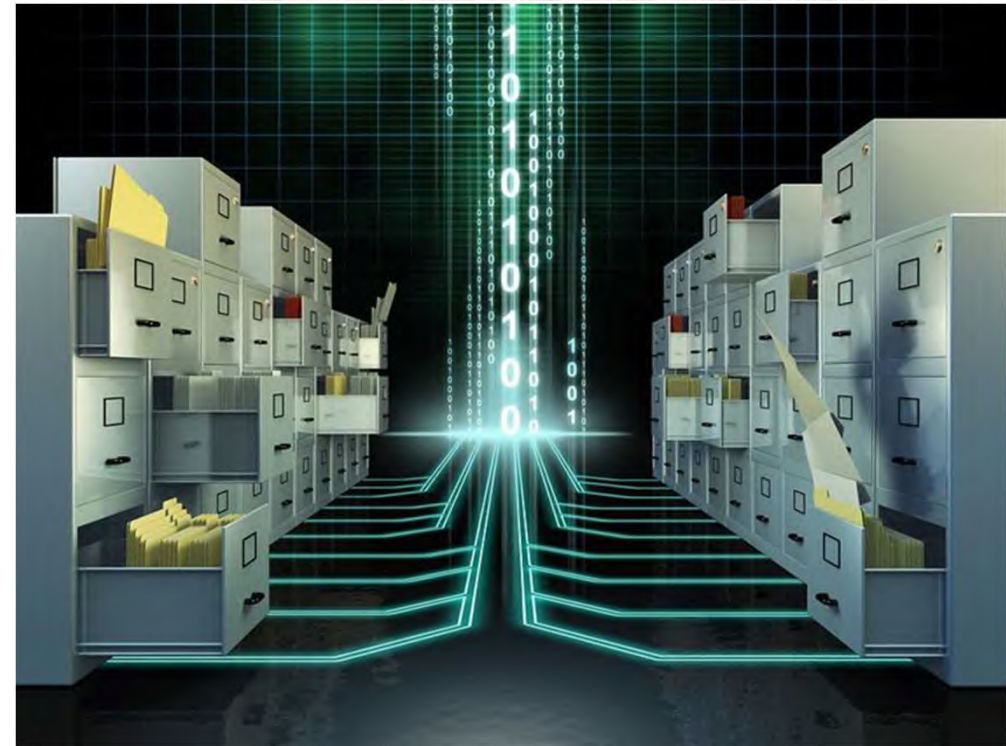
Proposed Fire Training Site at DPS



Upper East Broadway Site

DPS Records Management System (PS23A)

DPS is presently using Sleuth 5, implemented in 2004, that is rapidly nearing the end of its useful life; installing a replacement system is imperative. The CAD/RMS, which houses virtually all calls for service for Police, Fire, EMS, and Animal Control, is legacy software running on legacy server software, and is no longer being updated by the parent company. It is also out of compliance with federal requirements for storing, classifying, and reporting of criminal justice information. Limitations in the CAD/RMS and server software reduce hardware upgrade options and affect the ease and speed with which data is retrieved, stored and backed up. It has limited interoperability with federal, regional and state information-sharing databases. Modern CAD/RMS software packages are considerably more efficient than our current system, and have integrated access to state and/or regional criminal information networks, thus reducing the man-hours required for data input. User restrictions in many current CAD/RMS's can be personalized to ensure that users of the system-and the system itself-are in compliance with Federal requirements. Modern CAD/RMS software packages are also designed to work with Enhanced 9-1-1 call systems, which would allow a seamless transition to an E-9-1-1 system in Unalaska.



Cost Assumptions	
Engineering, Design, Construction Admin	
Other Professional Services	\$410,700
Tel/Fax	\$300
Subtotal	\$411,000
Contingency	\$39,000
Total Funding Request	\$450,000

		Budget	Expensed	Encumbered	Available		Actual Available
		\$	\$	\$	\$	\$	\$
PS23A	DPS Records Management System	450,000	203,075	206,331	40,594	40,594	40,594

DPS Records Management System (PS23A)

General Fund	Budget	Expensed	Encumbered	Available	Pending	Actual Available
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The project team has been finalized,

key project updates:

- A project timeline has been established, with the potential for a go-live date in March 2024.
- Work is underway to establish a Stateline connection between the State of Alaska and Motorola Flex.
- Information Services (IS) has reserved two servers specifically for this project.
- The mapping of the GIS software remains undecided. We need to determine whether Cameron can handle this task. If not, there may be a need to allocate \$8,000 to Flex for building the GIS system and an additional \$30,000 for its maintenance.
- Training sessions will be conducted in the Library Community room, where we have the necessary computers available for training purposes.
- Trainers are scheduled to start their visits to Unalaska by the end of September.

Captains Bay Road and Utilities (PW19A)

FY23-32 CMMP

Project Description: This project will provide important safety improvements, construct drainage, utilities, and pavement out Captains Bay Road to the entrance of Offshore Systems, Inc. (OSI). This work will construct approximately 2.5 miles of drainage improvements from Airport Beach Road to OSI, 0.2 miles of rock cliff sloping and road realignment (Safety Improvements), 2.5 miles of paving/walkways/lighting from Airport Beach Road to OSI, and 1.3 miles of electric utility extensions from Westward Seafood Processors to OSI, and 1 mile of waterline extension from Westward to North Pacific Fuel along Captains Bay Road.

Project Need: Captains Bay Road is the logical location for future commercial and residential expansion for the community of Unalaska. Captains Bay has the docking facilities and space for equipment storage to accommodate this and other industrial growth. Oil companies have expressed interest in Unalaska's deep-water port as a resupply port for their northern seas oil exploration and drilling operations. Construction of the road and utility improvements needs to begin now so Unalaska can meet the current and future needs of the community.

Development Plan & Status : In 2017, the City upgraded the electrical service on the first mile of Captains Bay Road to 35 KV from Airport Beach Road to Westward Seafoods. An additional 2 miles of upgrades are required to extend the 35 KV to Offshore Systems, Inc. This final section of the electrical service line is 30 years old and is at its maximum capacity. This project will replace the 15 KV primary electrical line with 2 miles of 35 KV primary electrical line from Westward Seafoods to Offshore Systems, Inc.

Captains Bay Road currently has water and sewer line services from the intersection of Airport Beach Road to Westward Seafoods, a distance of one mile. This project will install a new waterline from Westward Seafoods to North Pacific Fuel to replace the old, failing wood-stave waterline.

HDR Engineering performed a Cost-Benefit Analysis (CBA) of the proposed Captains Bay Road Paving and Utilities Upgrade Project. The purpose of the CBA is to justify project costs to support funding requests to upgrade, pave, illuminate, provide pedestrian walkway, and extend utilities. The range of project benefits includes reduced road maintenance costs, reduced vehicle maintenance costs, reduced vehicle emissions, improved safety, travel time savings, avoided road closures (rock slides, avalanches, accidents). The project is at 65% design and broken into 3 segments over 3 years. The CBA compares project costs against project benefits by segment and by phase to enable decisions to be made regarding the best approach going forward.

Cost Assumptions

Engineering, Design, Const Admin	2,966,147
Other Professional Services	2,966,147
Construction Services	23,729,179
Machinery & Equipment	
Subtotal	29,661,474
Contingency (15%)	5,234,378
TOTAL	34,895,851

Captains Bay Road & Utility Improvements

PW19A

Public Works

Estimated Project & Purchase Timeline

Pre Design: FY20

Engineering/Design: FY21

Purchase/Construction: FY23

Captains Bay Road and Utilities



Source	Appropriated	FY23	FY24	FY25	FY26	FY27	FY28	Total
General Fund	2,000,000	564,556	6,052,582	5,012,551				13,629,689
Grant - CAPSIS		4,000,000						4,000,000
Grant - ARPA			894,688					894,688
Grant - STIP			6,052,582	5,012,551				11,065,133
Electric Capital Fund	972,277							972,277
Electric Proprietary Fund			2,161,823					2,161,823
Water Proprietary Fund			2,172,242					2,172,242
Total	2,972,277	4,564,556	17,333,917	10,025,102				34,895,852

Captains Bay Road and Utilities (PW19A) Funded 4 years ago

- This project provides 0.2 miles of cliff sloping and road realignment (safety improvements), 2.5 miles of paving/walkways from Airport Beach Road to OSI, and 1.3 miles of electric utility extensions from Westward to OSI (this portion is being done under the Makushin Geothermal Project; see page 96), and 1 mile of waterline extension from Westward to North Pacific Fuel
- CAPSIS FY23 request \$4M ph1 (Safety Improvements / Road Realignment) unsuccessful
- The CBA ratio was <1.0 with scope including utilities and wouldn't receive DOT funding
- A grant application was submitted via Grants.gov for the USDOT RAISE program for \$15,396,435 to fund the paving portion but was unsuccessful
- A USDOT grant opportunity, RURAL, applied for \$15,396,435 but was unsuccessful
- See page 137 for Waterline from Westward to North Pacific Fuel
- Mtg at DPW Conference room with Chris Hladick, Bob Cummings, Bil Hompka, Steve Tompkins, and Tom Cohenour on 10-12-22 to clarify phasing, component priorities, and strategic approach to funding
- Debrief on 11-10-22 with DOT regarding FY22 RAISE grant application - unsuccessful
- FY23 RAISE Notice of Funding Opportunity was released with applications due in February
- Pre-app mtg w/ DOT on 11-14-22 RE CTP app for paving ABR – WSI
- CTP (sub-section of STIP) application has been released along with final criteria; application due February 2023
- Cost/Benefit analysis being updated & prepared to reflect reduced scope to be paving from ABR to WSI and include associated storm drainage and paved walkway

Captains Bay Road and Utilities (PW19A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW19A	Captain's Bay Road Improvements	\$ 5,725,703	\$ 1,836,474	\$ 5,104	\$ 3,884,125	\$ -	\$ 3,884,125



Captains Bay Road and Utilities (PW19A)

STIP (Statewide Transportation Improvement Program)

- 4 year program for transportation system preservation & development NOT incl airports or non-ferry related ports
- Primarily driven by federal funds and requirements under the following programs:
 - **National Highway Performance Program**
 - Pavement and Bridge Rehabilitation Program (1st funding source for Pavement and Bridge Rehab)
 - **Surface Transportation Block Grant Program**
 - Community Transportation Program (CTP)
 - ✓ Captains Bay Road Project
 - Alaska Highway System
 - Anchorage Metro Area Transportation Solutions (AMATS)
 - Fairbanks Area Surface Transportation (FAST)
 - Transportation Alternatives Program
 - Pavement and Bridge Rehabilitation Program (2nd funding source for Pavement and Bridge Rehab)
 - **Highway Safety Improvement Program**
 - **Railway-Highway Crossings Program**
 - **Congestion Mitigation & Air Quality Improvement Program**
 - **Metropolitan Planning Program**
 - **National Highway Freight Program**

TIMELINE

- September 11, 2019 our project application was submitted for the 2020-2023 STIP via the CTP
- All projects scored at regional reviews w/ top scoring projects advance to statewide Project Evaluation Board (PEB)
- PEB evaluated and selected projects to be in 2020-2023 Statewide Transportation Improvement Program (STIP)
- April 2020 final project selection awards announced
- Our project was not selected because:
 - Too large of request (\$54M) for size of available funds (\$56M) statewide
 - Cost was too high compared to number of residents benefiting
 - City contribution not high enough to garner necessary points
- October 31, 2022 COU submitted Notice of Intent to Apply to State DOT for the 2022-2025 STIP
- February 2023 CTP applications due – COU will submit full application on phased, roadway only project w/ paving to Westward
- April 2023 PEB meets to evaluate decide which projects to fund in the 2022-2025 STIP
- May 2023 awards to be announced

Causeway Culvert Replacement (PW19B)

Project Description: Replace failing culverts under Broadway Avenue causeway between Methodist Church and Dutton Road.

Project Need: This project was listed as a need in the 2013 Hazard Mitigation Plan. The existing metal culverts that allow drainage from Dutton Lake and surrounding watershed into Illuliaq Lake are old, rusted, and showing signs of collapse and need to be replaced. Salmon are known to spawn in the Dutton Lake stream.

Development Plan & Status (Include Permit and Utility Requirements): The project is in early stage concept. A complete design will be required along with USACOE and Fish & Game permitting. Dutton Lake and the stream feeding into Dutton Lake are anadromous and do support fish habitat and spawning. As recently as 2016, Fish and Game documented fish in the Lake and stream.

Cost & Financing Data: No cost data is available but preliminary estimates are in the \$800,000 range.

FY20-24 CMMP

Causeway Culvert Replacement | DPW

Estimated Project & Purchase Timeline

Pre Design: FY 2019

Engineering/Design: FY 2020

Purchase/Construction: FY 2022



Existing Culverts are Failing



Proposed culverts improve fish habitat, can be visually inspected, and are large enough to accommodate tidal fluctuations and heavy rainfall.

Cost Assumptions	
Engineering, Design, Const Admin	100,000
Other Professional Services	15,000
Construction Services	500,000
Machinery & Equipment	-
Subtotal	615,000
Contingency (set at 30%)	184,500
TOTAL	799,500
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	799,500

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)	100,000	699,500					799,500
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	100,000	699,500	-	-	-	-	799,500
Requested Funds:							

Causeway Culvert Replacement (PW19B) Funded 4 years ago

- This project will replace 3 failing culverts under Broadway Avenue causeway between Methodist Church and Dutton Road
- On 12-11-18, Council approved Resolution 2018-72 which authorized the City Manager to enter into an agreement with HDL Engineering
- A preliminary design report was received on May 30, 2019 and comments from COU provided to HDL who revised and returned the report on 8-22-19
- DPW received the 65% plans, specs, and estimate on 09-02-20 and provided preliminary feedback which required a significant redesign.
- DPW received revised hydrological report based on guidance from AK Fish & Game and revised 65% design package on 02-16-21
- This project is part of the mitigation for the Captains Bay Road project
- ADF&G provided comments that will require some revisions to the design and restricted in water work to June 24 – July 15
- ADF&G and USACOE permits have been submitted to agencies and consultation with agencies is ongoing to support approval
- After consultation with ADF&G and HDL, it was determined necessary to obtain additional bathymetry and Geotech information for in-water work isolation requirement design
- COU received HDL proposal for the additional bathymetry and Geotech work
- COU analyzing possibility of applying for FEMA Hazard Mitigation grant funds to complete this project

Causeway Culvert Replacement (PW19B)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW19B	Causeway Culvert Replacement	\$ 799,500	\$ 191,257	\$ 288	\$ 607,955	\$ -	\$ 607,955

Causeway Culvert Replacement (PW19B)



Burma Road Chapel Upgrades (PW20A)

FY22-31 CMMP

Burma Road Chapel Upgrades Public Works

Project Description: In 2019 the PCR side of the Burma Road Chapel showed signs of rotten siding along the lower portions of the exterior wall. Architect Corey Wall, JYL Architects, crawled under the structure and took photos of the rim joists. Evidence of rot was observed below the building. The original scope of this project included removing shingles, roof boards, and damaged insulation, and installing framing for eave soffit ventilation/increased depth for insulation, insulation to R-30, new roof boards, re-roofing the building, and painting the new eaves and trim. Additional roof repairs will be required in the future. An imminent need is the repair of the rotten sill plate, rim joists, and exterior siding on the PCR side of the Burma Rd Chapel.

Project Need: Exterior siding, structural sill plates and rim joists all show signs of rot and need replacement. Also, the facility lacks proper insulation and ventilation, which causes snow melt on the roof that runs down to the eave, freezes and causes ice dams to separate the walls and roof. As ice dams grow larger, the water from the melting snows backs up and leaks between wood shingles into the building causing water damage. In FY08, metal flashing was installed on the eaves over the electric cable system to heat the flashing. A new roof will protect the facility for at least another 30 years.

Development Plan & Status : DPW's Facilities Maintenance budget will replace the metal flashing and heat trace on the eave as an interim solution when the present system fails. The rotten siding along the lower portions of the exterior wall and sill plate repair work began in November 2020 and will be completed by the end of FY21. The major roof repairs will be conducted in the future, possibly as soon as FY24.

Estimated Project & Purchase Timeline

Pre Design: FY20

Engineering/Design: FY21

Purchase/Construction: FY24



Cost Assumptions	
Engineering, Design, Const Admin	70,000
Other Professional Services	10,000
Construction Services	373,077
Machinery & Equipment	-
Subtotal	453,077
Contingency (set at 30%)	135,923
TOTAL	589,000

Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund	110,000	0	0	479,000	0	0	0	0	0	0	0	589,000
Total	110,000	0	0	479,000	0	0	0	0	0	0	0	589,000

Burma Road Chapel Upgrades (PW20A) Funded 3 years ago

- Close up drone footage of entire roof and eaves conducted by DPW
- Foundation inspection utilizing on-island expertise
- Foundation and lower siding repairs will be conducted in summer 2020
- DPW Director inspected the interior perimeter under building (crawl space)
- Some evidence of mold and deterioration of west foundation (wooden) sill plate
- Lower 3' of siding will be removed so detailed inspection can be performed
- If damage is minimal, repairs will be conducted and new siding installed
- Howard Henning Construction hired to remove lower 3' of siding, evaluate degree of damage, and make repairs if minimal
- Upon deeper investigation of the foundational members, rotten sill plate, rim joist, sheathing, and siding was more extensive than initially thought
- The City purchased materials and Howard Henning began performing the restoration work
- Work paused over winter and resumed this spring 2021
- Additional areas of rotten wood were also addressed – siding, sheathing, steps
- Restoration work to stabilize foundation is complete
- Addition shingles are coming loose and will be secured
- Next steps include summer 2023 roof shingle cleaning, replacement of compromised shingles, moss removal, and inspection of metal flashing on eaves

Burma Road Chapel Upgrades (PW20A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW20A	Burma Road Chapel Roof Upgrade	\$ 110,000	\$ 77,151	\$ -	\$ 32,849	\$ -	\$ 32,849

Burma Road Chapel Upgrades (PW20A)



DPW Inventory Room Shelving (PW22B)

Project Description: Rolling high capacity shelving in the DPW Supply Division will increase warehouse capacity by 50%. The carriage and rails system will enable shelves to move side to side and eliminate idle aisles.

Project Need: The DPW Supply Inventory Room is crowded and access to products, inventory, parts, and PPE is inefficient. Overflow is stored in the Warehouse or offsite which is subject to temperature variations and vermin contamination. The rolling bulk shelving will enable us to store double the existing capacity by eliminating static access isles.

Development Plan & Status : Price proposal includes materials and installation. Supplier will come here to install the units with some assistance from City staff.

FY22-31 CMMP

DPW Inventory Room - High Capacity Shelving

Public Works

Estimated Project & Purchase Timeline

Pre Design: FY22

Engineering/Design: FY22

Purchase/Construction: FY22

Closing out project



Cost Assumptions

Engineering, Design, Const Admin	1,385
Other Professional Services	4,000
Construction Services	0
Machinery & Equipment	110,000
Subtotal	115,385
Contingency (set at 30%)	34,615
TOTAL	150,000

Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
General Fund	0	150,000	0	0	0	0	0	0	0	0	0	150,000
Total	0	150,000	0	0	0	0	0	0	0	0	0	150,000

DPW Inventory Room Shelving (PW22B) Funded 1 year ago

- DPW Supply inventory room is overly packed and inefficient
- Rolling high capacity shelving will increase storage capacity by 50%
- Vendor selected - Southwest Solutions Group in Seattle
- Pricing obtained thru Sourcewell of which COU is a member (#136780)
- Floor plan layout reviewed and approved by Supply / Facility Maintenance
- Supply rented a 40' container for March & April in which to store items from storeroom while new shelving was installed
- Shelving system was delivered to freight company in Seattle March 2nd
- Shelving system is installed and in use
- Additional shelves and dividers expected to arrive in March 2023
- Additional shelves and dividers expected to arrive in September 2023

DPW Inventory Room Shelving (PW22B)



DPW Inventory Room Shelving (PW22B)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW22B	DPW Inventory Room Shelving	\$ 150,000	\$ 120,624	\$ 1,375	\$ 28,001	\$ -	\$ 28,001

Closing out project

Pavement Preservation Sealcoating (PW22C)

Project Description: Preserve asphalt roads with the application of slurry coat, also known as sealcoat. This project would hire a contractor to resurface all of Unalaska's paved roads.

Project Need: City roads were paved in 2016 and have not been coated or protected since. The State DOT and AASHTO highly recommend seal coat applications such as slurry seal, chip seal, or some other means to preserve asphalt roads. This maintenance will extend pavement life and protect a major financial investment.

Development Plan & Status : There has not been a paving contractor in Unalaska / Dutch Harbor since 2016. Funding will come from the General Fund.

FY22-31 CMMP

Pavement Preservation - Sealcoating

Public Works

Estimated Project & Purchase Timeline

Pre Design: FY22

Engineering/Design: FY22

Purchase/Construction: FY22



Cost Assumptions	
Other Professional Services	
Engineering, Design, Construction Admin	15,000
General Supplies	554,231
Machinery & Equipment	200,000
Subtotal	769,231
Contingency (30%)	230,769
Total Funding Request	1,000,000

Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
1% Sales Tax	0	1,000,000	0	0	0	0	0	0	0	0	0	1,000,000
Total	0	1,000,000	0	0	0	0	0	0	0	0	0	1,000,000

Pavement Preservation Sealcoating (PW22C)



Pavement Preservation Sealcoating (PW22C) Funded 1 year ago

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW22C	Pavement Preservation - Sealcoating	\$ 1,000,000	\$ 174,129	\$ -	\$ 825,871	\$ -	\$ 825,871

- This project will involve the application of a seal coat on our asphalt roads and parking lots
- This application will preserve the paved roads and extend their useful life
- Seal coating is typically done every 5 years
- Bio-Restore is water based and lessens impact on salmon habitat / environment
- Bio-Restore won the GSA pricing bid so competitive bidding has been done
- 50% payment sent to supplier in order to capture \$5,000 discount
- 15 Bio-Restore totes are in Unalaska and delivered on 10-14-22
- Lack of heated storage space necessitates need to purchase insulated conexes to store product
- Getting ready to conduct sealcoating testing, particularly concerning weather timing and road preparation, presents significant challenges.

DPW Equipment Storage Building (PW23B)

FY23-32 CMMP

Equipment Storage Building

Public Works

PW23B

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY23

Purchase/Construction: FY24



DPW Equipment Storage



Project Description: Continuous exposure to the elements shortens the useable life of the City's rolling stock (dozers, dump trucks, graders, snow plows) and increases maintenance costs. Winter rain & slush build-up freeze on the equipment and creates excessive morning prep time clearing hubs, hydraulics, windshields, lights, and back-up horns prior to equipment use. This building will maintain an interior temperature at approximately 45F using a heated slab and keep equipment from freezing overnight and ready.

Project Need: A heated building will improve winter emergency response time and increase the capabilities of Public Works. The new storage building will extend the life of trucks, trailers, graders, snow plows, and snow blowers. The building will also decrease maintenance expense.

Development Plan & Status : Land is available on the Public Works site. A building permit and State Fire Marshall approval will need to be obtained. The project will require a new 1.5 inch water service and a new 6 inch sewer drain along with a new electrical service. Funding will come from the General Fund. The project is estimated at \$200 per square feet. Building costs are then expected to be \$1,545,830.

Cost Assumptions

Engineering, Design, Const Admin	195,000
Other Professional Services	34,000
Construction Services	960,000
Machinery & Equipment	100
Subtotal	1,189,100
Contingency (set at 30%)	356,730
TOTAL	1,545,830
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,545,830

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
General Fund	0	195,000	1,350,830	0	0	0	0	0	0	0	0	1,545,830
Total	0	195,000	1,350,830	0	0	0	0	0	0	0	0	1,545,830

DPW Equipment Storage Building (PW23B)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW22C	Pavement Preservation - Sealcoating	\$ 1,000,000	\$ 174,129	\$ -	\$ 825,871	\$ -	\$ 825,871

we are actively engaged in the scoping process and progressing with engineering tasks, including finalizing the building layout.

key highlights of our recent activities:

Scoping Phase: We have made substantial progress in defining the project's scope, objectives, and deliverables. Our team has been conducting thorough research and analysis to ensure that we capture all essential details required for a successful project execution.

Engineering Tasks: Our engineering team is working diligently to meet the project's technical requirements and standards.

Building Layout: The building layout design is near completion, with the final touches being made to ensure optimal space utilization, functionality, and aesthetics. Our goal is to create a layout that not only expectations.

DPW Equipment Storage Building (PW23B)



DPW Equipment Storage



DPW Warehouse Fire Alarm & Sprinklers (PW23C)

FY22-31 CMMP

DPW Warehouse Fire Alarm & Sprinklers (PW23C)
Public Works

DPW Warehouse does not have a fire alarm system nor a fire sprinkler system yet building contains large amounts of flammables in storage.

Estimated Project & Purchase Timeline

Pre Design FY22

Engineering/Design FY22

Purchase/Construction FY22



DPW Warehouse Fire Alarm & Sprinklers (PW23C)



Interior of DPW Warehouse does not have a fire alarm system nor a fire sprinkler system.



Boiler exterior of Warehouse caught fire in 2020 but was contained inside boiler room thanks to fire rated drywall and alert employee!



DPW Warehouse Fire Alarm & Sprinklers (PW23C)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW23C	DPW Warehouse Fire Alarm/Sprinklers	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000



Paint storage room inside DPW Warehouse.

DPW Warehouse Fire Alarm & Sprinklers (PW23C)



Large amount of flammables inside DPW Warehouse.

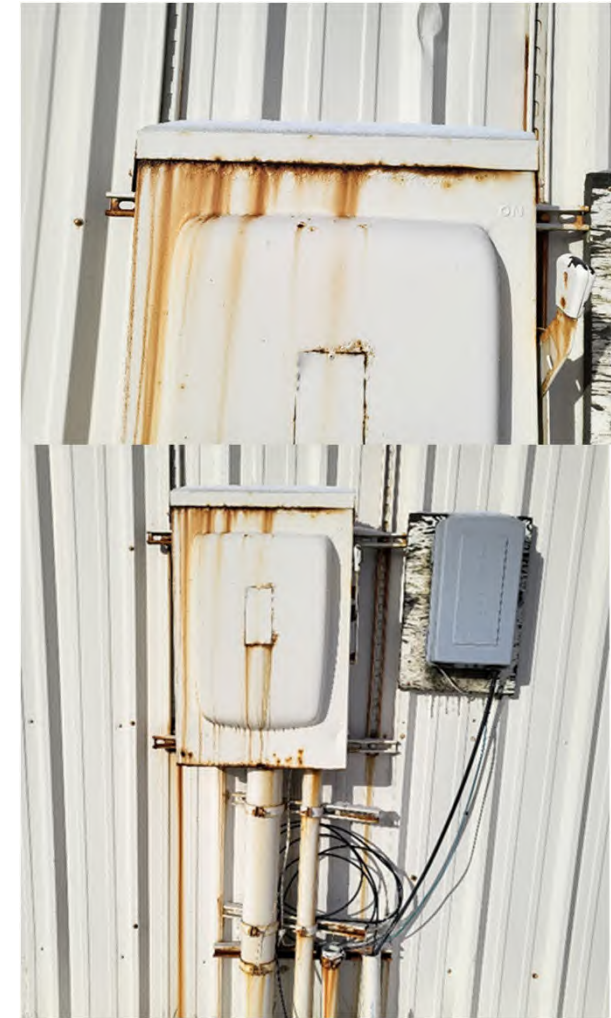
DPW Warehouse Fire Alarm & Sprinklers (PW23C)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW23C	DPW Warehouse Fire Alarm/Sprinklers	\$ 45,000	\$ -	\$ -	\$ 45,000	\$ -	\$ 45,000

DPW Warehouse Electrical Panel (PW24A)

the City of Unalaska Supply Warehouse associated with relocating the main electrical panel, upgrading the service disconnects and replacing all fixtures with new LED High bay fixtures

- Task 1 - Temporary Power
- Task 2 - Service Replacement
- Task 3 - Relocation of Panel
- Task 4 - Branch Circuit and Lighting Contactor Relocation
- Task 5 - LED Upgrade



General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PW24A	DPW Warehouse Electrical Panel	\$ 152,500	\$ -	\$ -	\$ 152,500	\$ -	\$ 152,500

Requesting updated quotes for the project without altering the existing interior panel while ensuring codes compliance. Moved shelving removing the code violation.

UCSD Playground Renovation (SS601)

Project Description: The UCS playground is located at the north end of the school property. The fenced in area of the playground totals 14,260 square feet, and the deteriorating wood and metal structures were installed in about 1996. These playground structures were purchased and installed through the efforts of many local individuals, business and Unalaska Pride. Some have part repaired or removed due to safety concerns with sharp edges and loose handholds. The playground surface is pea gravel with a type of tar paper subsurface. This surface has been fairly easy to maintain, although it needs to be regarded to make it safe and more suitable for students in grades 5 – 12. This might be accomplished with a new play structure, swing set, and additional flat, paved surfaces for basketball, volleyball, and other court based games. Additionally, the adjacent field could be improved through regarding and the additional of topsoil and grass. If fenced in, this field could be utilized for soccer, flag football and other field based games.

Project Need: The UCS playground would serve as an additional recreation site for families and community members during the evenings, weekends, and summer months. While the play structures at Town Park and the Recreation Center are wonderful for younger children, currently there is not an area in downtown that is appropriately equipped or designed for older children and young adults to play outdoors. The UCS playground would also provide a nice alternative for young people who are not avid skateboarders, but who might rather enjoy playing basketball, volleyball, soccer, and other field or court based activities. The School District’s Student Nutrition and Physical Activity policy mandates that schools strive to allow students the opportunity for moderate physical activity each day. Studies have revealed that aerobic exercise during childhood is essential for cognitive development. A playground that meets all industry standards safety requirement would promote healthy life style practice while also expanding city recreation opportunities. This propose project support the Unalaska Comprehensive Plan 2020 by improving a venue for recreation activities. Further, the renovation would enhance the appearance of the downtown neighborhood will improve overall quality of life for Unalaska’s residents.

Development Plan & Status (Include Permit and Utility Requirements): Overall costs for this project depends on the concept phase that will include public feedback, preserved and support. Detailed estimates for this project will be gathered once the scope of the project is determined. Possible funding sources included, donations, contributions, sponsorships, and grants.

Cost Assumptions

Engineering, Design, Const Admin	30,000
Other Professional Services	
Construction Services	759,604
Machinery & Equipment	
Subtotal	789,604
Contingency (set at 30%)	236,881
TOTAL	1,026,485
Appropriated Revenue	300,000
Total Funding Request \$	1,326,485

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					Total
		FY20	FY21	FY22	FY23	FY24	
General Fund (DEPT)	300,000	1,026,485					1,326,485
1% Sales Tax							-
Grant							-
Proprietary Fund							-
TOTALS \$	300,000	1,026,485	-	-	-	-	1,326,485
Requested Funds:							

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FY20-24 CMMP

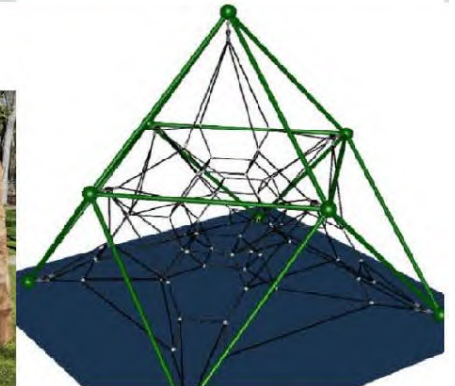
Unalaska City School Playground Renovation | PCR

Estimated Project & Purchase Timeline

Pre Design: n/a

Engineering/Design: FY 2019

Purchase/Construction: FY 2020



UCSD Playground Renovation (SS601) Funded 7 years ago

- Scope Includes:
 - Multi-use court (full-court basketball, volley-ball)
 - Grass play field construction (soccer, touch football)
 - Perimeter running track and fence
 - Benches and trash receptacles
 - 4 Square court, Swingset, Play equipment (2 climbing structures)
- The existing fuel tank, which was located on the former 4-Square concrete slab play area, was relocated which increased playground area
- Basketball court slab poured, play structure concrete foundations installed, play field graded and seeded
- Items received from contractor and stored at PCR include:
 - 1 box of two soccer goal nets
 - 1 box of soccer goal accessories including straps, clips, and ties
 - 2 volleyball poles with crank
 - 1 box of volleyball nets including allen wrench
- Certified playground inspector approved playground for use
- Grand Opening held on March 23rd at 3:00 PM
- Contractor and COU are monitoring the basketball court concrete and a decision on repairs will be made in the summer of 2022 pending recommendations from Mark Hanson
- Mark Hanson submitted repair recommendation on 07-13-22
- Basketball court stripping will occur in spring of 2023
- Concrete repair on west side of basketball court was performed by contractor
- Closing out project

UCSD Playground Renovation (SS601)



UCSD Playground Renovation (SS601)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
SS601	UCSD Playground	\$ 1,326,485	\$ 1,197,882	\$ 92,700	\$ 35,903	\$ -	\$ 35,903

Closing out project



Grand Opening held on
March 23rd at 3:00 PM

Elementary School Heating Repairs (SS22A)

This project involved immediate need to repair leaking glycol lines. Subsequent investigation indicated pumps and valves also required replacement.

Ordinance 2022-07 – FY22 Budget Amendment Request passed on May 24, 2022 providing funding to complete this work.

FY22-31 CMMP

Elementary School Heating Repairs

Schools

Estimated Project & Purchase Timeline

Pre Design FY23

Engineering/Design FY23

Purchase/Construction FY23

Closing out project



Elementary School Heating Repairs (SS22A)

Project Need: This project involved immediate need to repair leaking glycol lines. Subsequent investigation indicated pumps and valves also required replacement.

Project Status: Materials were ordered, received, and installed just prior to the start of school in 2022. Work is complete. A new water heater correctly sized is pending.

BACKGROUND: In the past several years, school staff has repaired various leaks in the pipe heating system piping that carries hot water/glycol mix to various parts of the building. The City of Unalaska is responsible for major maintenance and construction at the schools. In 2020, DPW staff assisted with leak repairs during the school's summer vacation due the large number of leaks. Knowing the heating system needed widespread repairs and fell within the realm of City responsibility, the replacement of the heating system piping and valves was placed on the 10 year Facilities Maintenance Plan for FY24. Due to the extent of repairs needed and the increasing rate of failure, the need to make repairs sooner is now evident. The summer of 2022 is the optimum time to perform the work while class is not in session. Eagle's View Elementary School Capital Project was initially funded in FY94. Major maintenance performed on the building and funded by the City within the past decade includes new carpet and exterior painting but no work on the internal systems since its construction. Consequently, we are experiencing a major heating system deterioration.

Closing out project

Elementary School Heating Repairs (SS22A)

General Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
SS22A	Elementary School Heating Repairs	\$ 100,000	\$ 69,240	\$ -	\$ 30,760	\$ -	\$ 30,760

Closing out project

Automatic Meter Read (EL18B)

PROJECT DESCRIPTION: The Electric Utility AMR (Automatic Meter Reading) System project encompasses the final design, installation and commissioning of a system capable of integrating with our existing automatic meter reading and financial billing systems. This includes upgrades to the Electrical Distribution system infrastructure, in the form of meter upgrades, to incorporate automatic meter reading capabilities system wide. This project will include the installation of a communications system capable of polling 100% of the electric system utility meters on an operator selectable schedule for both maintenance and monthly meter reading purposes. The implementation of this system is the last step in an effort to synchronize the production, distribution and billing portions of the Electric Utility.

PROJECT NEED: Results of a survey on Rural Electrical Systems in 2012, conducted by AEA (Alaska Energy Authority), noted that our meter reading abilities were an area to look at for improvement. The AEA in addition to other agencies mandate accuracy between power sales and production, with an expected line loss for our system of about 4%. When Power Cost Equalization (PCE) reports show line losses excessively higher or lower than 4%, an explanation must be provided. Less accuracy may affect the PCE (Power Cost Equalization) rate, which generally covers more than half of residential customers' electrical utility bill. This project will increase monitoring abilities of the system, including, but not limited to the ability to pass on notice of excessive power use to customers, quicker cut in/out of services and reduce "bad" meter reads due to read or input error. Automatic polling will allow meters to be read on a more consistent base, with the ability to disregard time/labor conflicts with weekends, holidays, and weather conditions which currently causes fluctuations of more than a week in the read schedule.

DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS): This project is closely related with existing Water Utility Meter reading system, and existing Power Production SCADA upgrades, as well as integration of all these systems into the City Finance Department. The implementation of a single interdepartmental system between the Electric and Water Utilities will reduce engineering time, implementation costs, construction costs, future maintenance cost and training cost by using a common system. An AMR system will create the ability to accurately synchronize customer billing from the Electric Distribution, with the required governmental agency Electric production reports, creating a more accurate overall picture of power produced and power sold.

FY21-25 CMMP

AUTOMATIC METER READ SYSTEM | ELECTRIC

EL18B | CAPITAL PROJECT

ESTIMATED PROJECT & PURCHASE TIMELINE

Pre Design: FY 2017

Engineering/Design: FY 2019

Purchase/Construction: FY 2021



Cost Assumptions	
Engineering, Design, Const Admin	19,184
Other Professional Services	32,875
Construction Services	30,527
Machinery & Equipment	320,000
Subtotal	402,586
Contingency (set at 30%)	120,776
TOTAL	523,362
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	523,362

REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY21	FY22	FY23	FY24	FY25	Total
General Fund							
1% Sales Tax							
Grant							
Proprietary Fund	219,362	304,000					523,362
TOTALS \$	219,362	304,000					523,362
Requested Funds:							

Automatic Meter Read (EL18B)



Automatic Meter Read (EL18B) Funded 5 years ago

- The Electric Utility AMR (Automatic Meter Reading) System project encompasses the final design, installation and commissioning of a system capable of integrating with our existing automatic meter reading and financial billing systems
- In FY17 Boreal Controls conducted a scoping study and costs were solicited from 3 vendors: Sensus, Itron and General Electric. Itron had the lowest cost at \$316,867 for both water and electric combined
- DPU Electric negotiated with Itron for a 3 phased approach to install the meters, handheld reader and software for \$98,096 as Phase 1
- Once all 3 phases are complete, it will fully automate the system and a drive-by will no longer be necessary to collect meter readings
- On 12-11-18, Council approved Resolution 2018-64 which authorized the City Manager to enter into an agreement with Itron to conduct Phase 1 for \$98,096.00
- Phase 2 & 3 funding requested in the FY20-FY24 CMMP cycle
- Residential meters built at Itron factory (Texas) and received in October 2019
- Commercial meters built to COU spec and programmed to match our demand load and system
- Installation began on Standard Oil Hill residential area and proceeding as time and manpower allows
- All 1032 meters are installed (777 res / 255 industry)
- Last phase of project is MUNIS integration; this portion is on-going.

Automatic Meter Read (EL18B)

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL18B	Automatic Meter Read	\$ 523,362	\$ 107,249	\$ 82,238	\$ 333,875	-	\$ 333,875

Wind Power Development (EL18C)

PROJECT DESCRIPTION: This initial phase of the project for Wind Energy requires funds to aid in studies and research that will further define the scope of the project and determine the viability of wind energy in Unalaska.

PROJECT NEED: The community of Unalaska continues to bring forward the need to develop alternative energy capabilities. If Wind Energy is determined to be cost effective then it will be a great way to increase power generated in an environmentally friendly method.

DEVELOPMENT PLAN & STATUS (INCLUDE PERMIT AND UTILITY REQUIREMENTS): The first step in determining if wind can be a viable resource to produce electricity on the island is to perform wind studies. Results will determine whether there are any geographic areas that meet the wind standards for sustainable wind energy production. In concert with the studies, a determination needs to be made on whether the city would be able to obtain all of the proper permits from the various governmental agencies. The first phase of the wind studies is underway and will be completed in FY2019. Results will identify where to install MET towers to gather wind data for 12-18 months. Further scoping for this project will be completed when the first phase study is complete.

COST & FINANCING DATA: Cost and financing are undetermined for the overall project. We estimate the cost of the study at \$200,000 but will need to refine that cost as we move forward in the process. This project was funded in FY2018 in the amount of \$200,000. Further costs will be updated when the scope of work is updated.

Cost Assumptions

Engineering Cost		
Other Professional Services		\$ 200,000
Machinery and Equipment		
Construction Services		
	Subtotal	<u>\$ 200,000</u>
Contingency		
	Total	\$ 200,000

FY19-23 CMMP

WIND ENERGY | ELECTRIC PRODUCTION

ESTIMATED PROJECT & PURCHASE TIMELINE

Pre Design: FY 2018

Engineering/Design: FY 2020

Purchase/Construction: FY 2022



REVENUE SOURCE	APPROPRIATED FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY19	FY20	FY21	FY22	FY23	
General Fund	200,000		TBD	TBD			200,000
1% Sales Tax							
Grant							
Proprietary Fund (Electric-Production)							
TOTALS \$	200,000		TBD	TBD			200,000

Requested Funds: Funds to be used to aid in studies and research to refine the concept of the project.

Wind Power Development (EL18C) Funded 5 years ago

- Phase I: Past Assessments

- Phase II: Pre-Design Site Selection

- November 2017, V3 Energy (V3) and Electrical Power Systems (EPS) were selected to assess prospective temporary Meteorological Tower (MET) sites and basic grid requirements
- The first 3 MET stations went up in October 2018. We have a September 1, 2018 through September 1, 2020 lease agreement with OC for the sites – including Hog Island

- Phase III: Data Collection

- Industry standard study. One to two years of data minimum IUC 61 400-1 Turbine Design Standard to obtain 5 year warranties from turbine manufacturers for extreme winds and turbulence
- If initial wind data exhibits undesirable characteristics such as excessive turbulence or shear, a tower may be moved to the next site on a prioritized list. The prioritized list emphasizes open exposure, proximity to electrical grid, future site development costs and FAA restrictions
- The AEA recommended to the legislature to approve the feasibility study portion of the grant (\$139,000) and not the final design portion of the application. Final decision on funding will not be complete until legislature approval, expected by summer's end. Drafting of final report is on hold until legislature decides on funding the feasibility study grant application. If feasibility study is funded, the final report will be limited to a final wind resource assessment report. If the feasibility grant application is not funded the final report will incorporate as many elements of a feasibility study as the budget allows in an effort to give council more actionable information that would be useful if further development of the islands' wind resource is desired.

- Phase IV: Design

- A \$139,000 Alaska Energy Authority grant for a feasibility study was approved and funds appropriated by the state legislature
- Ordinance 2021-16, BA #2, 1st Reading went before Council on 11-09-21 via Consent Agenda; 2nd reading will be at the 12-14-21 Council Meeting
- Final Wind Resource Assessment has been completed
- V3 Energy selected a turbine model for the site and is analyzing a 1 or 2 turbine, low/medium penetration scenario
- Met towers, solar panels, control box sold at Surplus Sale for \$1,000
- Cost estimate being prepared by V3
- Turbine contractor on-site 10-12-22 to evaluate site access and determine installation costs
- V3 presented final wind resource assessment and preliminary economic analysis to City Council on 11-10-22
- Another grant opportunity is available from AEA for maximum amount of \$4M with applications due 12-05-22
- Staff submitted an AEA grant application for final design and construction of wind generation project in lower Pyramid Valley
- Staff completed Resolution 2022-47 to formalize City Council support for AEA grant application

Wind Power Development (EL18C)



Wind Power Development (EL18C)

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL18C	Wind Power Development	\$ 634,000	\$ 458,617	\$ 58,728	\$ 116,654	\$ -	\$ 116,654

Makushin Geothermal (EL22B)

Project Description: This project is the City of Unalaska’s estimated portion of reliability upgrades for the City electrical distribution system required to accept energy from the Makushin Geothermal Plant. It requires connecting multiple self-generating industrial customers to the current distribution system, installs more robust intermediate level protections, replaces the aging submarine cable at Illiuliuk Bay, upgrades numerous feeder connections and substations, and improvements to the current SCADA system and automated controls. Other funds will be set aside for legal and consulting fees associated with implementing the project.

Project Need: On August 31, 2020, the City entered into a Power Purchase Agreement (PPA) with OCCP. Section 11, Paragraph (c) of the PPA stipulates the City will be responsible for half of the next ten million dollars (\$5,000,000) after the first two million dollar cost of reliability upgrades and distribution additions needed to supply energy from the geothermal plant to Unalaska residents and businesses, and the entirety of the interconnection costs beyond 12 million dollars, if required. This project represents a community partnership to bring renewable energy to Unalaska.

Development Plan & Status : The budget for this project was estimated from required funding commitments outlined in the Power Purchase Agreement. A more accurate budget will be determined upon completion of the Intertie Study currently in progress, and based on Study findings there may be a Phase II project to accomplish the required upgrades. Funding for this project will come from the General Fund.



FY22-31 CMMP

Makushin Geothermal Project

Electric

Estimated Project & Purchase Timeline
 Pre Design: FY22
 Engineering/Design: FY22
 Purchase/Construction: FY23

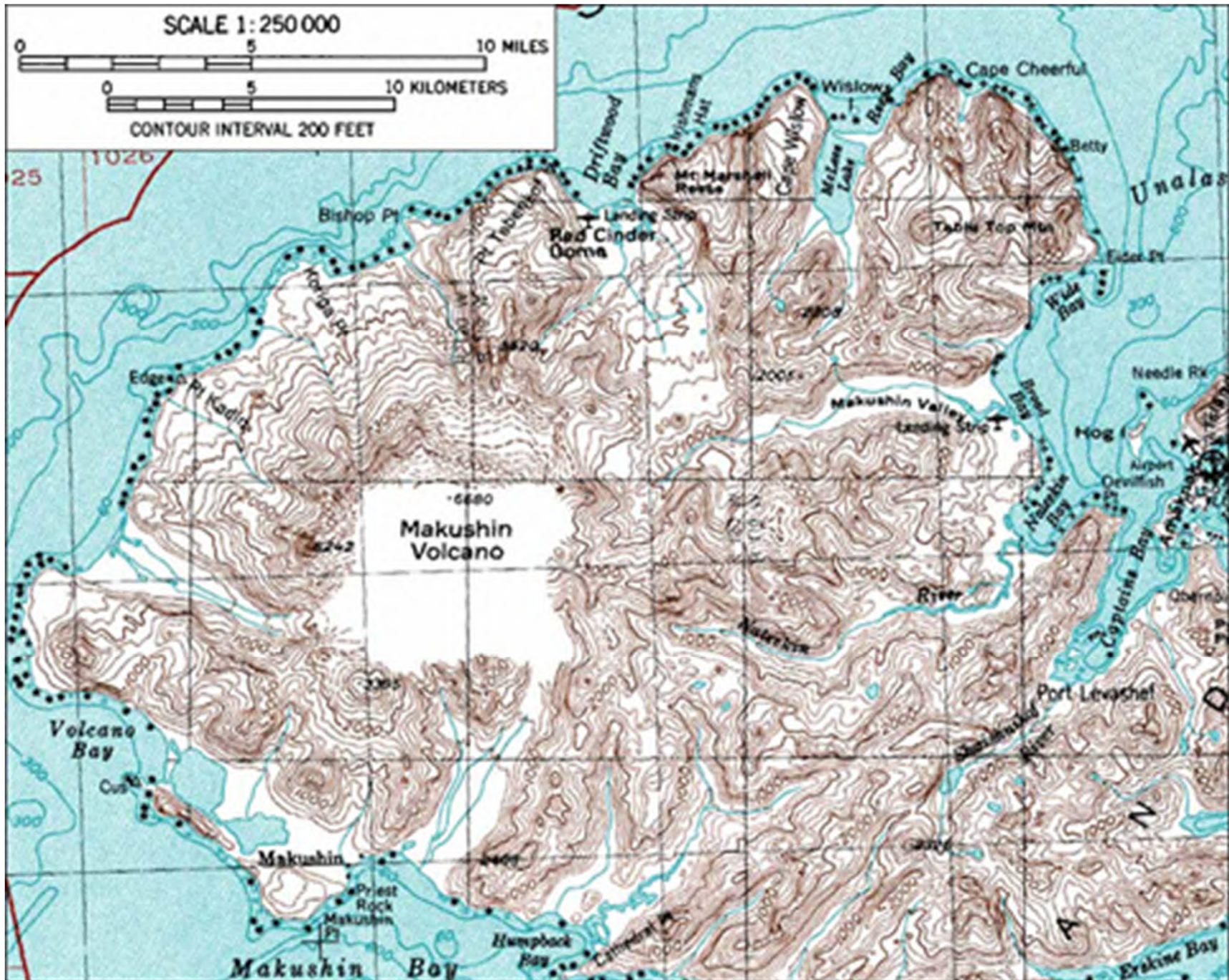


Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
1% Sales Tax	0	2,860,000	0	0	0	0	0	0	0	0	0	2,860,000
General Fund	0	0	2,860,000	0	0	0	0	0	0	0	0	2,860,000
Total	0	2,860,000	2,860,000	0	0	0	0	0	0	0	0	5,720,000

Makushin Geothermal (EL22B) Funded 1 year ago

- This project is the City's estimated portion of reliability upgrades for the City electrical distribution system required to accept energy from the Makushin Geothermal Plant
- DPU supporting data requests from USDOE Office of Indian Energy to complete Socioeconomic Study of the effects of geothermal power on City
- On-Site meetings with PDC Engineers, Haight & Associates, and PND Engineers on upgrading the Coast Guard Dock electrical service to supply more power to the new generation of cutters and ice breakers
- UTI crews working to install two 6" conduit and two 2" conduit down Captain's Bay Rd (CBR) as part of the geothermal upgrades with 7,629 LF of trench complete and three vaults installed.
- CBR portion of the project is complete except for Pyramid Creek crossing and some vault locations. Due to anticipated traffic disruptions with the vault installations, this work is being scheduled for after "B" Season
- DPU received ROM cost analysis for electrical extension from OSI to Trident
- DPU evaluated costs if Trident demand exceeds capacity of existing 1/0 cable and dedicated line is required from Town Substation to Trident
- OCCP continues to submit monthly progress reports
- OCCP indicates they are on the threshold of securing funding
- USDOE Office of Indian Energy released a report entitled Socioeconomic Study of the Effects of Geothermal Power on the City of Unalaska
- The City of Unalaska secured \$2.5 Million in Federal funding to invest in electrical infrastructure improvements
- OCCP finalized the EPC contract with Ormat Technologies which was signed on January 17, 2023

Makushin Geothermal (EL22B)



Makushin Geothermal (EL22B)

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL22B	Makushin Geothermal	\$ 7,720,000	\$ 1,293,461	\$ 96,394	\$ 6,330,146	\$ -	\$ 6,330,146



Electrical Distribution Equipment Replacement (EL22D)

FY22-31 CMMP

Project Description: This project funds the purchase of ongoing replacement equipment for the electrical distribution system. It includes electrical switches, section cans, transformers, and cables. Electrical equipment will also be purchased for new customers and for existing customers who need to upgrade electrical service.

Project Need: Ongoing replacement of the distribution system equipment is necessary to maintain its reliability and protect the assets of the City and ensure the safe distribution of electricity. This project will correctly capture and capitalize the expenditures made to keep the system operational as well as in expand the system where necessary.

Development Plan & Status : Funding for this project will come from the Electrical Proprietary Fund retained earnings.

Electrical Distribution Equipment Replacement

Electric

Estimated Project & Purchase Timeline

Pre Design: NA

Engineering/Design: NA

Purchase/Construction: NA

FY22 Cost Assumptions	
Engineering, Design, Construction Admin	
Other Professional Services	
Construction Services	
Machinery & Equipment	\$100,000
Subtotal	\$100,000
Contingency (15%)	\$15,000
Total Funding Request	\$115,000

Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Electric Proprietary Fund	0	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,015,000
Total	0	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,015,000

Electrical Distribution Equipment Replacement (EL22D)

Funded 1 year ago

- This project funds the ongoing replacement equipment for the electrical distribution system
- Included are electrical switches, section cans, transformers, and cables
- DPU ordered 100 kVA pad mount transformers and feeder protection relays
- This project will be closed and replaced by EL23D
- Supply chain delays and large pricing increases combined with more demand for infrastructure improvements is placing a strain on City inventories of these items
- Equipment purchased in FY22 has been received
- On going ready for replacement .

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL22D	Electrical Distribution Equip. Replacement	\$ 115,000	\$ 42,174	\$ -	\$ 72,826	\$ -	\$ 72,826

Electrical Distribution Equipment Replacement (EL22D)



Electrical Distribution Equipment Replacement (EL22D)

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL22D	Electrical Distribution Equip. Replacement	\$ 115,000	\$ 42,174	-	\$ 72,826	-	\$ 72,826

Generator Sets Rebuild (FY23) (EL23B)

Project Description: This project consists of inspection, major maintenance, and rebuilds of the primary generator sets in the Unalaska Powerhouse. The maintenance schedule for the generator sets at the Unalaska Powerhouse is determined by engine hours. Engine inspections are also conducted by the manufacturer's mechanics to determine if engine rebuilds are needed or if they can be prolonged according to the hourly schedule.

Project Need: These generator set rebuilds are needed to maintain our equipment and the reliability of our electrical production. Our Certificate of Fitness from the Alaska Energy Authority states that we must keep all electrical generating equipment in good running condition.

Development Plan & Status : Due to the high cost of the engine rebuilds, it has been determined that the cost will be capitalized. Costs for the Generator Sets rebuilds can fluctuate greatly according to what is determined by the maintenance inspections. Costs for these rebuilds has been determined by the worst case scenario according to the history of the engines. Money that is not used for rebuilds by the end of the fiscal year, will be returned to the proprietary fund.

Closing out project

Cost Assumptions	
Repair & Maintenance	\$2,115,385
Other Professional Services	
Construction Services	
Machinery & Equipment	
Subtotal	\$2,115,385
Contingency (30%)	\$634,615
Total Funding Request	\$2,750,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Electric Proprietary	500,000	750,000	1,000,000	500,000	0	0	0	0	0	0	0	2,750,000
Total	500,000	750,000	1,000,000	500,000	0	0	0	0	0	0	0	2,750,000

FY23-32 CMMP

Generator Sets Rebuild

Electric

EL23B

Estimated Project & Purchase Timeline

Pre Design: NA

Engineering/Design: NA

Purchase/Construction: NA



Generator Sets Rebuild (FY23) (EL23B)

- Parts to perform in-frame major overhaul of Caterpillar Unit #13 ordered in July 2022
- Ordinance 2022-17 second reading for BA #2 passed on 10-11-22
- Additional funds requested for labor, rebuild 4 Wartsilla heads, and send Unit #7 generator out for rewinding
- Work was ordered on PO #23410039 to rebuild four Wartsilla heads and two turbos
- In-frame major overhaul of Unit #13 is substantially complete except a replacement turbo shaft and exhaust lagging
- Unit #13 will be on-line by January 31, 2023

Generator Sets Rebuild (FY23) (EL23B)

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL23B	Generator Sets Rebuild (FY23)	\$ 1,002,154	\$ 884,667	\$ 18,138	\$ 99,349	\$ -	\$ 99,349

Closing out project

Electrical Distribution Equipment Replacement (EL23C)

Project Description: This project funds the purchase of ongoing replacement equipment for the electrical distribution system. It includes electrical switches, section cans, transformers, and cables. Electrical equipment will also be purchased for new customers and for existing customers who need to upgrade electrical service.

Project Need: Ongoing replacement of the distribution system equipment is necessary to maintain its reliability and protect the assets of the City and ensure the safe distribution of electricity. This project will correctly capture and capitalize the expenditures made to keep the system operational as well as in expand the system where necessary.

Development Plan & Status: Funding for this project will come from the Electrical Proprietary Fund retained earnings.

FY23-32 CMMF

Electrical Distribution Equipment Replacement
EL23C Electri

Estimated Project & Purchase Timeline
 Pre Design: NA
 Engineering/Design: NA
 Purchase/Construction: NA

FY23 Cost Assumptions	
Engineering, Design, Construction Admin	
Other Professional Services	
Construction Services	
Machinery & Equipment	\$100,000
Subtotal	\$100,000
Contingency (0%)	0
Total Funding Request	\$100,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Electric Proprietary Fund	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,115,000
Total	115,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,115,000

Electrical Distribution Equipment Replacement (EL23C)

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL23C	Electrical Distribution Equip. Replacement	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000

- Supply Division is soliciting quotes to order another round of stainless steel replacement transformers to upgrade failing units in the field
- FY23 purchases are focusing on 25 & 50 kVA transformers to support upgrade and expansion of existing residential electrical distribution
- Material & equipment lead times and pricing remain historically high with no relief in sight
- Long lead time on these items, still active project.

Generator Sets Rebuild (FY24) (EL24A)

Project Description: This project consists of inspection, major maintenance, and rebuilds of the primary generator sets in the Unalaska Powerhouse. The maintenance schedule for the generator sets at the Unalaska Powerhouse is determined by engine hours. Engine inspections are also conducted by the manufacturer's mechanics to determine if engine rebuilds are needed or if they can be prolonged according to the hourly schedule.

Project Need: These generator set rebuilds are needed to maintain our equipment and the reliability of our electrical production. Our Certificate of Fitness from the Alaska Energy Authority states that we must keep all electrical generating equipment in good running condition.

Development Plan & Status : Due to the high cost of the engine rebuilds, it has been determined that the cost will be capitalized. Costs for the Generator Sets rebuilds can fluctuate greatly according to what is determined by the maintenance inspections. Costs for these rebuilds has been determined by the worst case scenario according to the history of the engines. Money that is not used for rebuilds by the end of the fiscal year, will be returned to the proprietary fund.



Cost Assumptions	
Repair & Maintenance	\$1,000,000
Other Professional Services	
Construction Services	
Machinery & Equipment	
Subtotal	\$1,000,000
Contingency (30%)	
Total Funding Request	1,000,000

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL24A	Generator Sets Rebuild (FY24)	\$ 1,000,000	\$ -	\$ 142,862	\$ 857,138	\$ -	\$ 857,138

Generator Sets Rebuild (FY24) (EL24A)

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL24A	Generator Sets Rebuild (FY24)	\$ 1,000,000	\$ -	\$ 142,862	\$ 857,138	\$ -	\$ 857,138

Wartsila contracted to perform on-site head rebuilds and train staff to perform these in the future. Work is scheduled for November

Large Transformer Maintenance & Svc. (EL24B)

Project Description: A qualified industry service company who specializes in in the maintenance of utility electrical equipment will service all power transformers at the New Power House and Town Substation. Transformers will be assessed and serviced, as required. Transformer assessment includes insulation testing, dissolved gas analysis, sweep frequency response analysis and other tests. After testing is completed, a detailed report indicating condition and test results would be provided along with recommended service maintenance intervals per the relevant industry codes. It is also understood that components on the transformers are failing due to long term exposure to the corrosive environment due to the marine atmosphere. This will necessitate a more thorough repair in order to ensure long term reliability of the power transformers.

Project Need: The City owns four power transformers at the NPH and two at the Town Substation. Three of the NPH transformers are approximately 13 years old, with the fourth only 4 years old. The transformers at the Town Substation are original from the substation construction approximately 20 years ago. While these transformers should have many more years of service, proper and timely maintenance will help prolong their lives. Testing transformers over a period of many years also allows a utility to develop a baseline for each unit, which in turn can identify a developing problem that may not otherwise be discovered until the transformer fails. Replacement of failing monitoring devices is also critical as these are often the utility’s first indication of a problem. The devices can also operate to quickly deenergize a transformer should a more serious condition become present. Without operating protective devices, the utility experience a higher risk of significant damage if a transformer fails.

Development Plan & Status : Funding for this project will come from the Electric Proprietary Fund.

Cost Assumptions	
Engineering, Design, Construction Admin	
Other Professional Services	\$150,000
Construction Services	
Machinery & Equipment	
Subtotal	\$150,000
Contingency (30%)	\$45,000
Total Funding Request	\$195,000

Source	Appropriated	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10 Yr. Total
Electric Proprietary Fund	0	195,000	0	0	0	0	0	0	0	0	0	195,000
Total	0	195,000	0	0	0	0	0	0	0	0	0	195,000



Large Transformer Maintenance & Svc. (EL24B)

Electric Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
EL24B	Large Transformer Maintenance & Svc.	\$ 195,000	\$ -	\$ -	\$ 195,000	\$ -	\$ 195,000

Work is on-going and is the source of the scheduled outages throughout the summer. Staff have identified a "Top 10" list to replace and recondition the most urgent infrastructure items.

Fiber Optic Development (WA17B)

FY17-21 CMMP

FIBER OPTIC INFRASTRUCTURE DEVELOPMENT | ELECTRIC

ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Construction: FY 2017

PROJECT DESCRIPTION: This is the first phase of a potential multiphase project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations. The first phase will install new fiber optic conduit and vaults on Captains Bay Road to provide reliable communication to Water and Wastewater systems. The project will install about 10,000 feet of fiber optic cable, conduit, a fiber optic vault, and fiber optic enclosure. To save costs, this phase of the project will be completed in conjunction with the Captains Bay 35kV Electrical Upgrade to Westward project, which will be done concurrently in FY 2017. This is the initial step of the planned Fiber Optic Infrastructure project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations.

For FY 18—FY 21, the fiber optic system will be expanded based on the analysis of the current utility infrastructure that will determine the most efficient next phase of the project. The most optimistic outcome for this design is to develop a plan which uses existing utility distribution line infrastructure to route new fiber optic cabling throughout the utility, avoiding the cost of a complete new installation.

PROJECT NEED: This project will improve the internal communications of the municipality as well as the Department of Public Safety. Currently, a majority of the community's daily communications rely upon wireless technology, using both licensed and unlicensed bands, which are both private and publicly owned. Due to the increasing demand for data from the personal and private sectors these technologies are becoming increasingly saturated. By leveraging existing distribution systems we hope to further develop our own communications systems in order to lessen the demand on existing wireless infrastructure and ultimately become less dependent on such technology which is often less reliable due to our weather conditions. The installation of a more robust, underground infrastructure will also allow for future growth of the utility and community in all areas of data management, including daily operations, marine, public safety, security and utility SCADA. By using the existing distribution systems we can avoid the extensive civil cost associated with developing a new underground infrastructure.

FUNDING AND RELATIONS TO OTHER PROJECTS: Internal research has provided justification of the needs for better communications. A preliminary design of the Captains Bay Fiber Optic Installation has been completed in-house to determine an ROM cost estimate for the project. Full design is needed to help coordinate the construction of the Captains Bay Fiber Optic Installation with the Captains Bay 35kV Electrical Upgrade to Westward project. The estimated cost of the first phase is \$332,166, which is to be split between water and wastewater, as they are the two utilities benefiting from this first phase. This will be complete in FY17.

The Electric Utility is in the process of pursuing upgrades to the Captains Bay Road high voltage distribution line with the Captains Bay 35kV Electrical Upgrade to Westward project. Significant cost savings are anticipated by completing this Captains Bay Fiber Optic Installation project in conjunction with the Captains Bay Road distribution line upgrade. Due to the extensive cost associated with civil construction in our location, cost reduction upwards of 75% of total installation cost can be seen through planning in conjunction with existing and future projects. Future phases of this project will be planned in conjunction with other projects to obtain the same cost savings.

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY17	FY18	FY19	FY20	FY21	Total
General Fund							
1% Sales Tax							
Proprietary Fund (Water)		\$ 59,227					\$ 59,227
Proprietary Fund (Waste Water)		\$ 59,227					\$ 59,227
TOTALS		\$ 118,454					\$ 118,454

Requested Funds: Engineering, Construction, and Contingency (ROM estimates)

Fiber Optic Development (WA17B) Funded 6 years ago

- This is the first phase of a multiphase project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations
- DPU is leading implementation of this project as opportunities arise
- No additional funding requested for this project

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA17B	Fiber Optic Development	\$ 59,127	\$ 15,313	\$ -	\$ 43,814	\$ -	\$ 43,814

Fiber Optic Development (WA17B)



Fiber optic cable is typically laid in 2" orange conduit.

Pyramid Micro Turbines (WA17C)

Project Description: This project will install Micro-Turbines in the new Pyramid Water Treatment Plant. Previous studies have shown that turbines located at this site have the potential to greatly reduce the fossil fuel energy demand in this plant, potentially even reducing the cost to operate this new plant to current operating levels.

Project Need: It is intended to reduce or eliminate the cost of the additional energy required to operate the new WTP, helping to reduce the rising cost of producing potable water. Because of the elevation of the Icy Creek Reservoir, the pressure of the water has to be reduced before it can be processed. This is currently achieved by stripping off the energy through a Pressure Reducing Valve or PRV. A PRV regulates the pressure by restricting the flow through a point. This project proposes to use Inline Micro-Turbines to produce electricity and reduce the pressure. The electricity generated would be used to meet electrical and other energy demands of the WTP, potentially saving the utility and its customers money in energy costs each year. The WTP currently uses about 200,000 kW per year in electricity. Micro-Turbines will generate about 345,000 kW per year with the capability to produce 575,00 kW per year if additional water rights are acquired.

Development Plan & Status (Include Permit and Utility Requirements): Planning was done during the design of the new WTP to provide the space needed for the future installation of inline Micro-Turbines. This project will determine the most efficient way to utilize that space. It will effect both how the new WTP operates and how much it costs to operate. This project will be broken into three parts. Phase I will be Pre-design including gathering stream data, permitting, validation of existing data, and 35% design including engineers estimate with O&M costs. Phase II is design and Phase III is the construction piece.

Cost & Financing Data: Payback is 10 years. This is an estimate which can change.

FY20-24 CMMP

Pyramid Water Treatment Plant Micro Turbines | WATER

Estimated Project & Purchase Timeline

Pre Design: FY 2018
Engineering/Design: FY 2019
Purchase/Construction: FY 2021



Cost Assumptions	
Engineering, Design, Const Admin	120,000
Other Professional Services	30,000
Construction Services	660,750
Machinery & Equipment	450,000
Subtotal	1,260,750
Contingency (set at 30%)	378,225
TOTAL	1,638,975
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,638,975

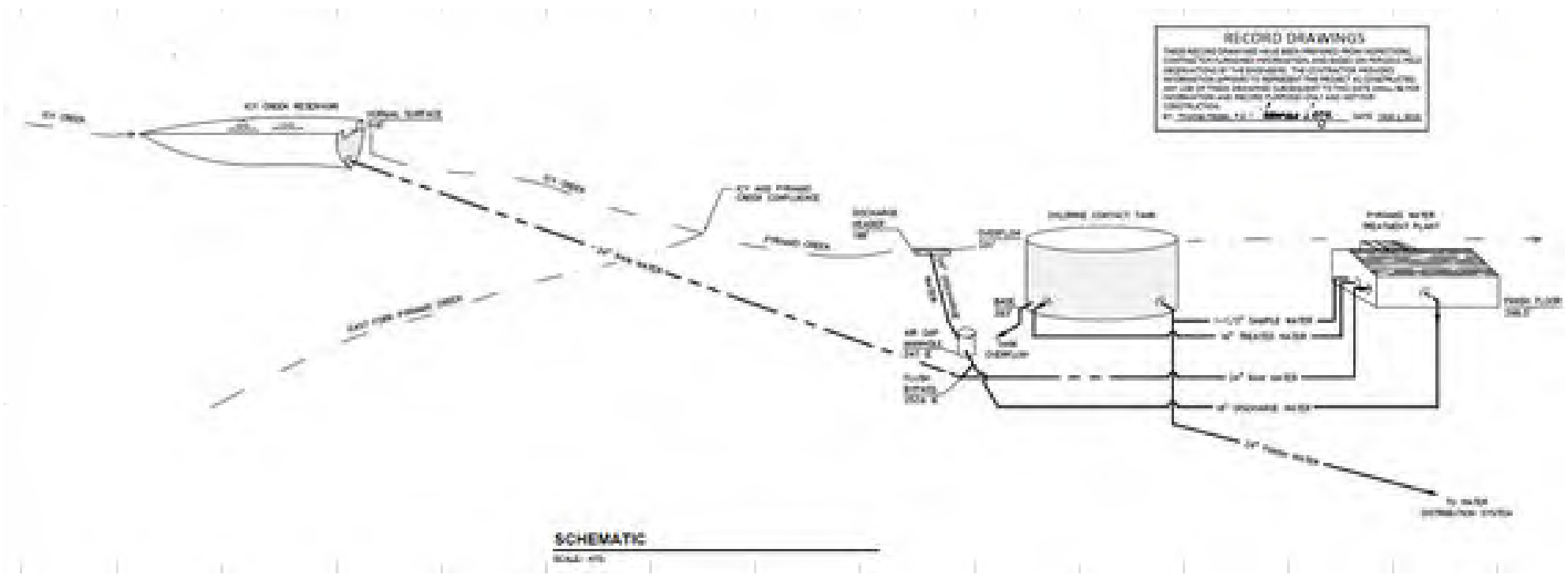
Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund	50,000		1,588,975				1,638,975
TOTALS \$	50,000	-	1,588,975	-	-	-	1,638,975
Requested Funds:							120

Pyramid Micro Turbines (WA17C) Funded 6 years ago

- This project installs inline micro-turbines i.e. generating pressure reducing valves (GPRVs) in the Pyramid WTP to produce electricity from process water only
- Rentricity did an analysis and selected specific hydro-turbine equipment based on the anticipated flow range and pressures. They developed 15% mechanical and electrical design drawings and prepared a construction cost estimate based on the anticipated scope of work. They provided an estimate for detailed design and preparation of bid ready documents which is now in progress
- Construction will be conducted in fall 2021 during the period of low water demand preceding the holidays and fishing A season
- Budget amendment approved by Council on July 28, 2020 to fully fund project
- Resolution 2020-48 approved on July 28, 2020 authorizing the City Manager to enter into an agreement with the Low Bidder – Industrial Resources, Inc.(IRI)
- IRI given Notice to Proceed on August 20, 2020
- Due to long lead times for critical valves, construction window has been moved to October 1, 2021 to December 1, 2021
- Final completion date December 15, 2021
- The micro hydro turbine generators and the electrical control panels were directly procured by the COU and have been delivered to IRI in Washington
- Pre-construction meeting held on November 13, 2020
- IRI brought on additional staff to improve project communication and coordination
- IRI submitted a submittal registry and has started submitting submittals for review
- On-site commissioning completed on 12-7-21
- Resolution 2021-80 authorized an addendum to IRI contract to construct the Chlorine Upgrade Project for \$441,474.73
- The contractor continues work on completing punch list items
- The City is working with the design engineer to troubleshoot turbine operational issues
- Staff prepared memo for BA #4 to add funds in order to complete the project
- Replacement of V234B remaining for full commissioning.

Pyramid Micro Turbines (WA17C)

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA17C	Pyramid Micro Turbines	\$ 2,317,019	\$ 2,212,235	\$ 61,532	\$ 43,252	\$ -	\$ 43,252



Pyramid Micro Turbines (WA17C)



Generals Hill Water Booster Pump Station (WA18A)

Closing out project **FY22-31 CMMP**

Project Description: Install a water booster station on Generals Hill, including underground plumbing, a small building, two pumps with controls, and plumbing to connect a fire engine.

Project Need: This project will increase water service pressure in the upper elevations of the hill. It will greatly reduce the risk of contamination of the water system due to backflow for all utility customers, and decrease the potential for customers to lose water service due to low pressure. Water pressure at the top of Generals Hill does not currently meet the minimum industry standard and in the event of a fire is insufficient to supply a fire engine.

Development Plan & Status : The City has already acquired the land. A contractor will be needed for construction.

Generals Hill Water Booster Pump Water

Estimated Project & Purchase Timeline

Pre Design: FY18
Engineering/Design: FY19
Purchase/Construction: FY22



Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Proprietary Fund	1,066,000	175,000	0	0	0	0	0	0	0	0	0	1,241,000
Total	1,066,000	175,000	0	0	0	0	0	0	0	0	0	1,241,000

Generals Hill Water Booster Pump (WA18A) Funded 5 years ago

- This project consists of installing a water booster station on General Hill at approximately 100 feet of elevation. It will include underground plumbing, a small building, two pumps with controls and a fire department connection to connect a fire engine to boost pressure to fire flows during an emergency
- A 4050 SF parcel purchased from each of 2 land owners
- Planning Commission Resolutions 2021-04 and 2021-05 for a Conditional Use Permit and Preliminary Plat were approved
- Remaining tasks to complete land acquisition:
 - ~~Certificate to Plat (recently received)~~
 - ~~Edits required for final plat (in process by LCG Lantech)~~
 - ~~Mylar of final plat received~~
 - Record final plat with State
 - Have deed prepared
 - This can be done by a title company or the City Attorney
 - This will require several signatures including landowners, lending institutions, City
 - Record deed with State
- Two bids for construction received on 03-09-21
 - Available Budget \$888,833
 - Northern AK Contractors \$916,537
 - Wolverine Supply \$1,235,000
- NAC connected to existing water main and set blowoff MH and blowoff pipe all piping in complete and has been chlorinated and tested
- Procurement delay prevents the door and Toyo stove from being installed
- Site work complete and project is 95% complete
- Approx 1200 LF of electrical and spare conduit were installed from lower Eagle Drive to the Booster Station to provide power to the building
- IS installed wireless intranet connection to DPU SCADA system to allow remote monitoring
- UFD, Boreal, DPU-Water, DPW, and NAC collaborated to perform water flow test and commission the project on 9-15-22 and 9-16-22
- Pump station is turned on and is operational, customers have good water pressure

Closing out project

Generals Hill Water Booster Pump Station (WA18A)

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA18A	Generals Hill Water Booster Pump	\$ 1,241,000	\$ 1,159,380	\$ 42,537	\$ 39,083	\$ -	\$ 39,083

Closing out project

CT Tank Interior Maintenance & Painting (WA20A)

FY22-31 CMMP

Project Description: This project will paint and perform other maintenance to the inside of the Pyramid CT Tank. Work will be performed in two phases. The coatings on the ceiling are deteriorating at a rate to meet its predicted life span of 20-25 years. Small sections of coatings are beginning to drop into the water in the tank. The floor has problems with pitting that needs to be dealt with immediately. In some locations the pitting is believed to exceed ½ of the thickness of the steel plate. If left in its current condition, the tank floor will likely be leaking in 2-3 years. In 5-7 years, large sections of the ceiling coatings will be dropping into the water and could plug the tank discharge holes or break up and travel through the distribution system and into customers' services. Shortly after, structural damage will begin to occur. This tank can be kept in good reasonable service for many years to come, with the proper maintenance including painting, for a fraction of the cost of a new tank. Adding a new CT Tank may however, be the best option to provide for the ability to maintain this existing CT Tank

Project Need: The Pyramid CT Tank was originally constructed in 1993. The tank has been drained every 3-5 years for cleaning and/or inspection over the past 10 years. It takes from 200-300 man hours over a 7-10 day period to drain, clean and inspect the tank. The tank has never been completely de-watered, because it is a lengthy process, tank configuration and the equipment available. Historically, water tanks in this area have exteriors re-coated every 15-25 years. In 2008 the CT Tank roof was painted with a finish coat after a failed attempt to replace the wind damaged foam insulation in 2000. In 2004 anodes were added to help slow the rate of corrosion to the inside of the tank. Total cost for maintenance has averaged about \$25,000.00-\$30,000.00 per year.

Development Plan & Status : Building a second CT Tank was the designed and intended path to take when the original CT Tank was built. It provides the redundancy required in the treatment process to maintain Filtration Avoidance status. It also directly addresses the operational function issues associated with maintaining each tank

CT Tank Interior Maintenance and Painting

Water

Estimated Project & Purchase Timeline

Pre Design: FY20

Engineering/Design: FY20

Purchase/Construction: FY22



Cost Assumptions	
Engineering, Design, Const Admin	75,000
Other Professional Services	-
Construction Services	735,000
Machinery & Equipment	-
Subtotal	810,000
Contingency (set at 30%)	243,000
TOTAL	1,053,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	1,053,000

Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Proprietary Fund	100,000	953,000	0	0	0	0	0	0	0	0	0	1,053,000
Total	100,000	953,000	0	0	0	0	0	0	0	0	0	1,053,000

CT Tank Interior Maintenance & Painting (WA20A) Funded 3 years ago

- A scope of work is being developed for a tank inspection which will go out for bids
- DPU is leading implementation of this project with 2023 being the soonest work would take place



CT Tank Interior Maintenance & Painting (WA20A)

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA20A	CT Tank Interior Maintenance/Painting	\$ 1,053,000	\$ -	\$ -	\$ 1,053,000	\$ -	\$ 1,053,000

- Draining the tank in October / November (after B Season) to remove sludge and document condition of the tank for the purpose of issuing a RFQ in January 2024 for interior maintenance and painting after "A" Season 2024.

CT Tank Interior Maintenance & Painting (WA20A)



Pyramid WTP Chlorine Upgrade (WA21A)

FY22-31 CMMP

Project Description: This project in the Pyramid Water Treatment Plant (PWTP) will include the removal of the existing Chlorine Gas system and the installation of an on-site system which generates liquid Chlorine (Sodium Hypochlorite) using salt and electricity.

Project Need: Using stringent regulations, the EPA is doing away with Chlorine Gas as the primary method of disinfecting potable water. Vendors for Chlorine Gas are becoming scarce as most Water Treatment Plants and other users have already changed over to an alternative. There are only two remaining Chlorine Gas vendors located on or near the west coast which will ship to Alaska. We are currently using the vendor who is located on the coast. We have experienced issues with their product. If we continue to have issues with Chlorine Gas from them or they quit carrying Chlorine Gas altogether, the remaining vendor is twice the price due to the extra cost involved in shipping the Chlorine Gas to the coast. In addition, potable water treated with Chlorine Gas is more acidic than Sodium Hypochlorite. Combined with the rise in EPA's standards, there is a very high possibility that we will be required to perform a corrosion control study and begin adding a corrosion control inhibitor to our potable water. Switching to Sodium Hypochlorite will help lower the acid index of our drinking water. This will lessen the possibility of having to perform the study or add an inhibitor. In addition, the multiple safety items associated with Chlorine Gas that we are required to own are very expensive, highly regulated and take a significant amount of time to maintain.

Development Plan & Status : This project will require a consultant for design and engineering to obtain Alaska Department of Environmental Conservation (ADEC) approval. A contractor will be needed for construction. A ROM for this project would be \$500,000 – \$750,000. This number could be reduced if the existing crane, Chlorine Gas Bay, etc. in the PWTP can be utilized with the new system. The existing PWTP Chlorine Gas Bay is believed to be of sufficient size to house the new Sodium Hypochlorite equipment. However, a heated area for salt storage will be required. It would be most efficient to have the salt storage area as part of the existing PWTP structure. Doing so would require an addition to the current building.

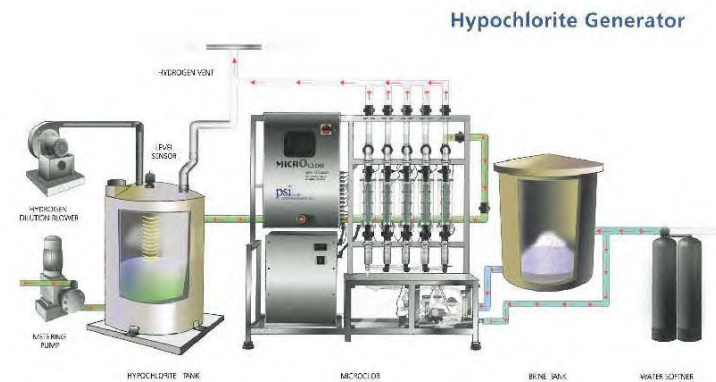
Pyramid Water Treatment Plant Chlorine Upgrade Water

Estimated Project & Purchase Timeline

Pre Design: FY21

Engineering/Design: FY21

Purchase/Construction: FY22



Closing out project

Cost Assumptions		
Other Professional Services	\$	25,000
Engineering, Design, Construction Admin	\$	80,000
Construction Services	\$	250,000
Machinery & Equipment	\$	169,231
Subtotal	\$	524,231
Contingency (30%)	\$	157,269
Total Funding Request	\$	681,500

Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Water Proprietary Fund	100,000	581,500	0	0	0	0	0	0	0	0	0	681,500
Total	100,000	581,500	0	0	0	0	0	0	0	0	0	681,500

Pyramid WTP Chlorine Upgrade (WA21A) Funded 2 years ago

- This project includes the removal of the existing chlorine gas system and the installation of an on-site system which generates liquid chlorine (sodium hypochlorite) using salt and electricity.
- EPA standards call for phasing out shipping and handling cylinders of chlorine gas
- An RFP for on-site sodium hypochlorite generation system equipment was advertised on April 16th
- Design sole sourced to Taku Engineering who did mechanical design for WTP Micro Turbines Project
- An RFP for the supply of On-Site Sodium Hypochlorite Generation System was advertised on May 16, 2021 with 5 proposals being submitted
- PSI was selected as the supplier of the equipment for the On-Site Sodium Hypochlorite Generation System
- Materials for on-site sodium hypochlorite generation system have been received from vendor
- A 95% design plan set has been completed by Taku Engineering
- A pre-bid meeting was held on July 7th with 4 participants
- One bid was received and it exceeds the available budget. A request for additional funds is being prepared
- Council approved Resolution 2021-80 which authorized sole sourcing this work to IRI for \$441,474.73
- T&M contract with IRI has been terminated due to expected costs exceeding budget based on increased material costs
- A bid package was prepared, and the project was re-bid with bid opening July 21, 2022
- A request for additional funding approved via BA #2 on 10-11-22
- Contract award to IRI will go before Council on 11-22-22 via Resolution 2022-44
- Work will proceed in spring 2023

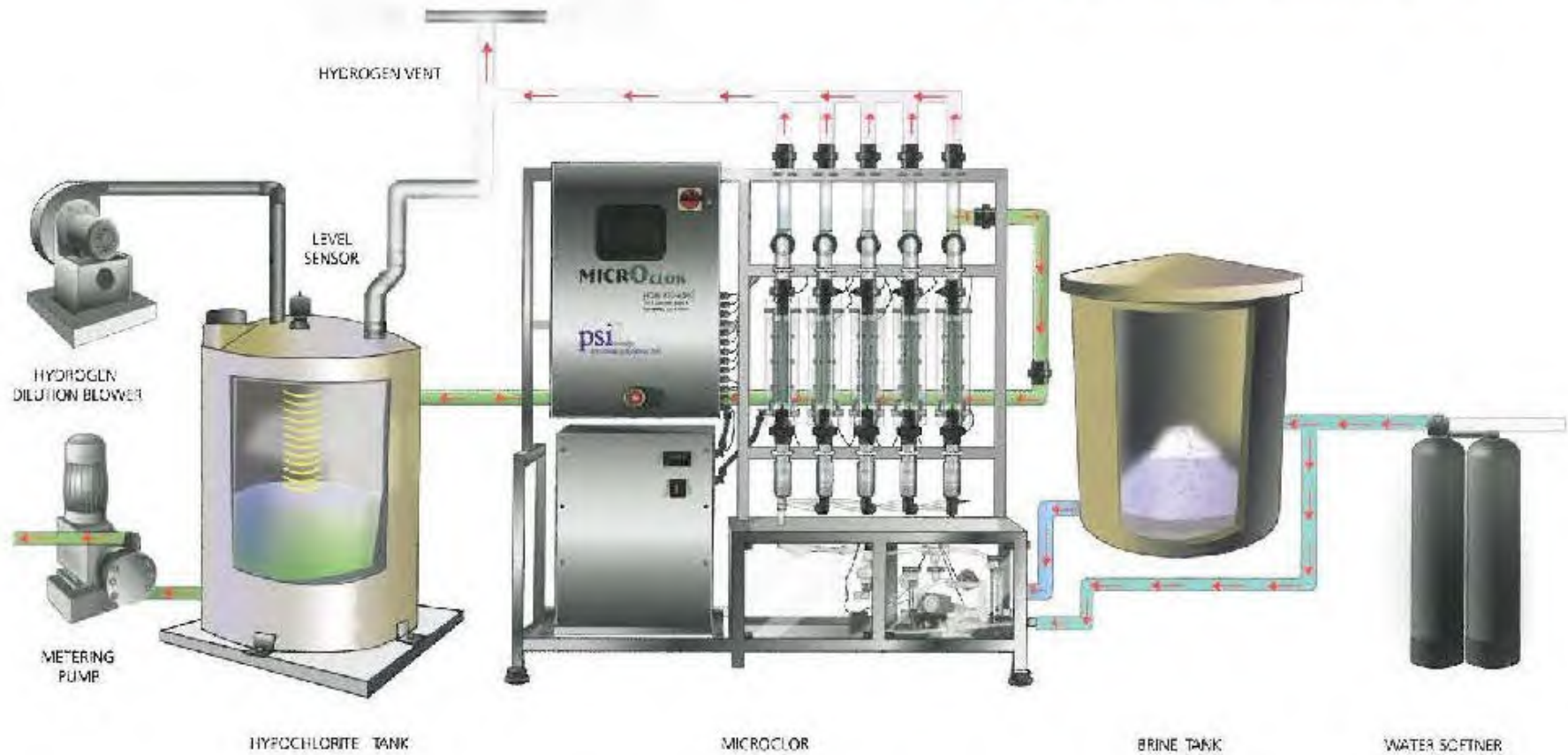
Pyramid WTP Chlorine Upgrade (WA21A)

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA21A	Pyramid WTP Chlorine Upgrade	\$ 1,507,947	\$ 1,113,593	\$ 215,344	\$ 179,010	\$ -	\$ 179,010

Closing out project

Pyramid WTP Chlorine Upgrade (WA21A)

Hypochlorite Generator



Westward to NPF Waterline (WA22D)

FY22 – 32 CMMP

Westward to NPF Waterline
Project added in May 2022

Red line in photo shows location of proposed waterline from Westward to North Pacific Fuel.



Westward to NPF Waterline (WA22D) Funded 1 year ago

- This work was initially part of the Captains Bay Road project but was taken out based on information gleaned from the Cost Benefit Analysis conducted by HDR
- Grand funds became available to help fund this work
- Ordinance 2022-06 Budget Amendment #4 passed on May 10, 2022 recognized receipt of ARPA grant (American Rescue Plan Act) and appropriated \$800,000 for use on the waterline project
- Staff is seeking additional grant funding but are prepared to fund the balance of the project from the Water Proprietary Unrestricted Retained Earnings if necessary
- Regan Engineering provided initial cost estimate
- A scope of work is being developed for this work which will go out for bids
- DPU is leading implementation of this project with summer 2023 (FY24) being the likely time work would begin
- HDR drafted a grant application requesting \$1.5M from the Denali Commission to extend the water main from Westward to NPF with an award of \$386,400 granted for the design and permitting portion of this project
- City met with Denali Commission on 10-12-22 to finalize scope of grant award and clarify reporting schedule
- Staff prepared memo for BA #4 to accept grant funds from Denali Commission to cover project design which was accepted via Ordinance 2022-22
- Resolution 2022-55 dated December 27, 2022 authorized the City Manager to contract with Regan Engineering for design of the Captain's Bay Road Waterline Extension Project and design work is underway

Westward to NPF Waterline (WA22D)

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA22D	Captains Bay Rd Waterline Extension	\$ 1,198,646	\$ 245,167	\$ 153,479	\$ 800,000	\$ -	\$ 800,000

Westward to NPF Waterline (WA22D)

The chart below shows the Captains Bay Road project phasing. The portion in the red box is the Westward to NPF Waterline portion that was removed to become a stand alone project. The amount of ARPA funds appropriated to this project is \$800,000. A revised cost estimate will be developed to determine cost escalations.

Phasing and Construction Plan as of 02-03-22		Revenue Source & Amounts					
Fiscal Year		General	Grant	Elec	Water	Wastewater	Totals
N/A	Appropriated Funds						
	Engineering Design & Permitting	2,000,000					2,000,000
FY23	Safety Improvements		CAPIS				
	Slope rock Dead Man's Curve & straighten from Dead Man's Curve to Pyramid Creek	564,556	4,000,000				4,564,556
	Electrical Conduit Upgrade						
	Westward to OSI. Trenching & conduit install in-house or GCI joint trench agreement.			972,277			972,277
FY24	Waterline Installation to NPF		ARPA				
	Westward to North Pacific Fuel. Replaces failing wood stave pipe.		894,688		2,172,242		3,066,930
	Electrical Service Extension						
	Westward to OSI. Install vaults and pull conductors.			2,161,823	-	-	2,161,823
	Paving Segment A		STIP				
	Airport Beach Road to Westward. Includes storm drains, sidewalk, and street lights.	6,052,582	6,052,582	-	-	-	12,105,163
FY25	Paving Segments B and C		STIP				
	Westward to OSI. Includes storm drains, sidewalk, and street lights.	5,012,551	5,012,551	-	-	-	10,025,102
	Totals	13,629,689	15,959,821	3,134,100	2,172,242	-	34,895,851

East Point Crossing Water Line Inspection (WA23B)

Project Description: This project consists of the inspection of the water line crossing from East Point Road to West Broadway Avenue. This underwater pipe crossing to Amaknak Island at East Point is a 12-inch ductile iron pipe installed in 1977. HDR recommends conducting a “See Snake” system inspection for this water line due to its invasive approach to pipe inspections. PICA Corporation’s See Snake system is the only insertion type tool that HDR was able to identify that offers pipe wall condition assessment capability in a 12-inch pipe application. See Snake is a device that uses an electromagnetic Remote Field Technology to measure wall thickness and detect internal and external flaws as it moves through a pipe. See Snake can also detect and locate external stress on a pipe due to soil movement, bridging, inadequate support, rippling, or denting.

Project Need: The East Point Crossing pipe is one of only two water system connections to Amaknak Island. Should this pipe ever fail, the consequences could be a shutdown of all water service to Amaknak Island until the break can be located and isolated. This would be especially devastating during processing season. Flow of water to Amaknak Island could be restricted for a period of at least several weeks while waiting for the pipe to be repaired by divers or a new pipe installed. If the break occurs under the Alyeska Seafoods facility the washout from the flow could cause structural damage to buildings. Given the criticality, age, and seawater exposure of this pipe, action is recommended to perform condition assessment and/or replace the pipe.

Development Plan & Status : The budget for this project was estimated from the Water Master Plan. A more accurate budget will be determined during the design phase of the project. Funding will come from the Water proprietary Fund.

Cost Assumptions

Engineering, Design, Construction Admin	
Other Professional Services	\$50,000
Construction Services	\$75,000
Machinery & Equipment	
Subtotal	\$125,000
Contingency (30%)	\$37,500
Total Funding Request	\$162,500

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary		0	162,500	0	0	0	0	0	0	0	0	162,500
Total		0	162,500	0	0	0	0	0	0	0	0	162,500

FY23-32 CMMF

East Point Crossing Water Line Inspector

WA23B

Water

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY23

Purchase/Construction: FY23



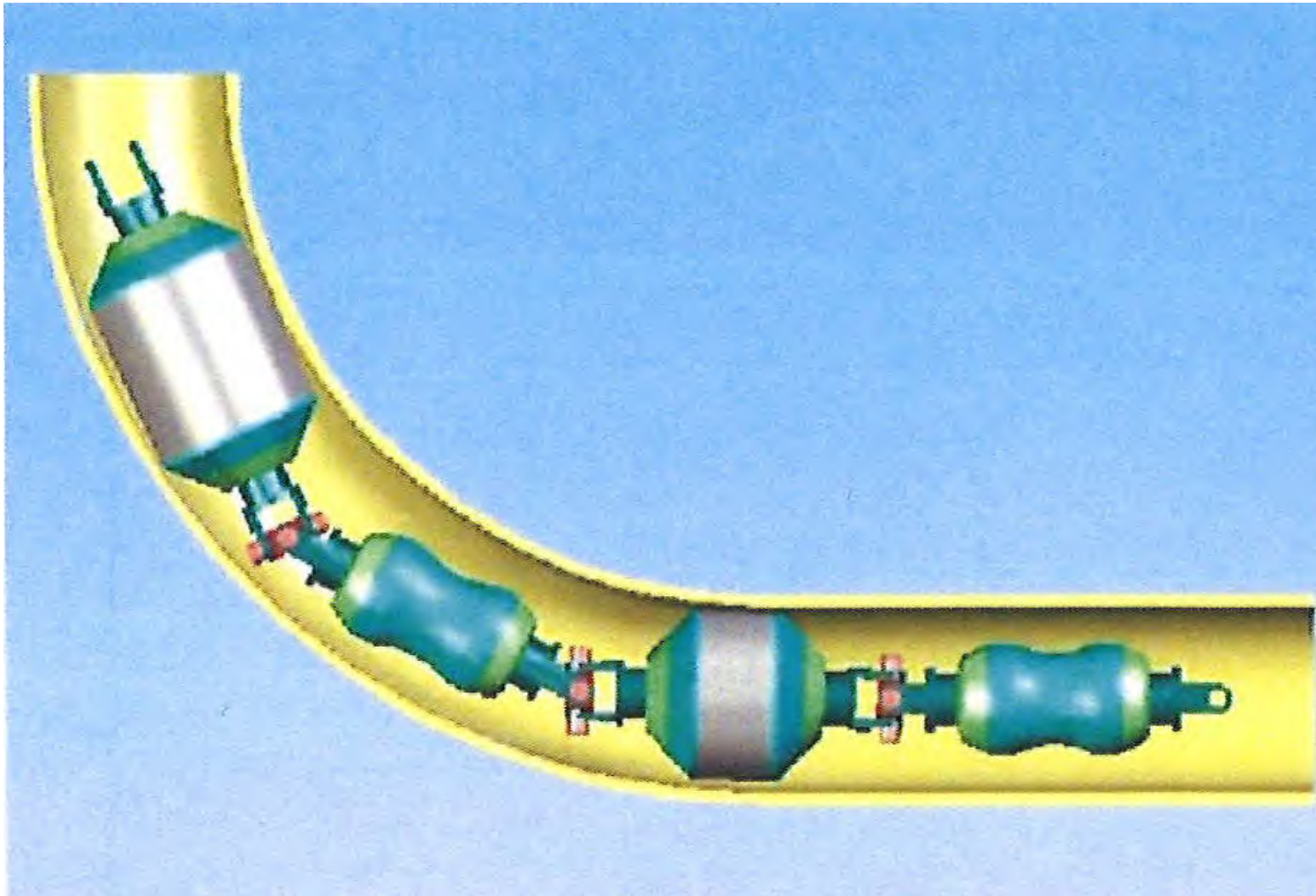
East Point Crossing Water Line Inspection (WA23B)

- Existing 12" ductile iron pipe underwater crossing to Amaknak Island at East Point was installed in 1977
- This project will employ a See Snake or similar device to determine the anticipated remaining life of the existing East Point Crossing pipe
- COU will identify other critical pipes for inspection to take advantage of the mobilized, specialized technology
- Verifying the condition of the Captains Bay Road waterline to Westward Seafoods will provide valuable insight into waterline extension design parameters
- COU will attempt to schedule this work for after 2023 "B" season

East Point Crossing Water Line Inspection (WA23B)

Water Fund	Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA23B East Point Crossing Water Line Inspection	\$ 162,500	\$ -	\$ -	\$ 162,500	\$ -	\$ 162,500

East Point Crossing Water Line Inspection (WA23B)



See Snake Tools represent a new technological breakthrough for the rapid inspection of pipelines for internal and external flaws including sizing of corrosion pits. See Snake Tools are so flexible they can negotiate multiple 90 degree bends. They are completely water proof and can be pumped through the pipeline with the product flow, or with compressed air.

(WA24A) Icy Lake Hydrographic Survey

Project Description: This project consists of constructing one or more sediment traps in Icy Creek upstream of the reservoir. The sediment trap system should essentially be a series of deep, wide step pools with rock check dams along the creek that decrease the flow velocity and allow rocks and sediment to settle out. The sediment traps should also create a location for rocks and sediment to accumulate that would be easier for heavy equipment to access, easier to clean out, and potentially allow the reservoir and Pyramid WTP to remain in service while the upstream sediment traps are being cleaned. Although the sediment traps will not eliminate shutdown of the Pyramid WTP due to turbidity spikes during high flow events, it could reduce the occurrence and duration of shutdowns.

Project Need: Large amounts of rock and sediment move downstream along Icy Creek during high flow events. The rocks accumulate at the inlet end of the Icy Creek Reservoir as seen in Figure 30 and heavier sediment accumulates behind the dam. The rocks and sediment reduce the capacity of the reservoir. Draining of the reservoir and removal of rocks and sediment is a challenging exercise that is required periodically and also requires a lengthy shutdown of the Pyramid WTP. Turbidity issues due to suspended fine-grained sediments during high flow events also regularly cause shutdown of the Pyramid Water Treatment Plant.

Development Plan & Status : The budget for this project was estimated from the Water Master Plan. A more accurate budget will be determined during the design phase of the project. Funding for this Project will come from the Water Proprietary Fund.

Cost Assumptions	
Engineering, Design, Construction Admin	\$50,000
Other Professional Services	\$50,000
Construction Services	\$400,000
Machinery & Equipment	
Subtotal	\$500,000
Contingency (30%)	\$150,000
Total Funding Request	\$650,000

Source	Appropriated	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10 Yr. Total
Water Proprietary Fund	0	0	0	0	650,000	0	0	0	0	0	0	650,000
Total	0	0	0	0	650,000	0	0	0	0	0	0	650,000

FY24-33 CMMP

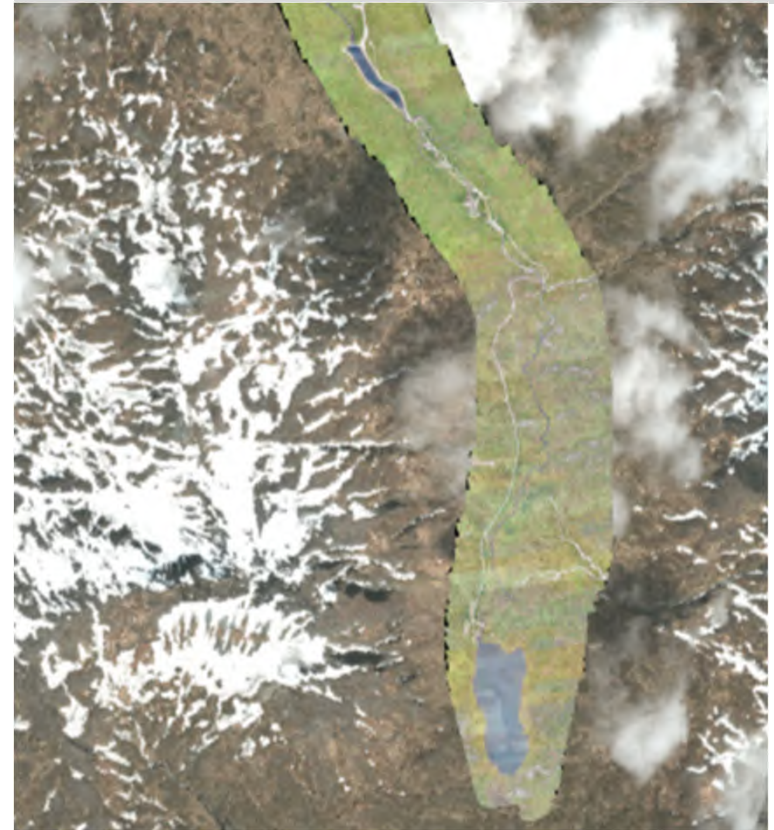
Sediment Traps Between Icy Lake and Icy Creek Reservoir Water

Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY26

Purchase/Construction: FY27



(WA24A) Icy Lake Hydrographic Survey

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA24A	Icy Lake Hydrographic Survey	\$ 72,800	\$ -	\$ -	\$ 72,800	\$ -	\$ 72,800

(WA24B) WH1 & WH2 On-Site Chlorine Generation FY24-33 CMMP

Project Description: This project in both Well House 1 and Well House 2 will include the removal of the existing Chlorine Gas system and the installation of an on-site system which generates liquid Chlorine (Sodium Hypochlorite) using salt and electricity.

Project Need: Using stringent regulations, the EPA is doing away with Chlorine Gas as the primary method of disinfecting potable water.

Vendors for Chlorine Gas are becoming scarce as most Water Treatment Plants and other users have already changed over to an alternative. There are only two remaining Chlorine Gas vendors located on or near the west coast which will ship to Alaska. We are currently using the vendor who is located on the coast. If they cease to carry Chlorine Gas, the remaining vendor is twice the price due to the extra cost involved in shipping the Chlorine Gas to the west coast from Nevada. In June of 2021, Chlorine Gas manufacturers across the US declared a "Force Majeure" due to production issues. The price for Chlorine Gas increased in mid-August 2021.

Since both well houses are located in residential areas, using Chlorine Gas at these locations is a clear safety concern due to the possibility of a Chlorine Gas leak. This hazard continues to increase as more housing is developed and constructed. On-site generation at the well houses will eliminate this safety issue.

Also, potable water treated with Chlorine Gas is more acidic than Sodium Hypochlorite. Combined with the rise in EPA's standards, there is a very high possibility that we will be required to perform a corrosion control study and begin adding a corrosion control inhibitor to our potable water. Switching to Sodium Hypochlorite will help lower the acid index of our drinking water. This will lessen the possibility of having to perform the study or add an inhibitor.

In addition, the multiple safety items associated with Chlorine Gas that we are required to own are very expensive, highly regulated and take a significant amount of time to maintain.

Development Plan & Status : This project will require a consultant for design and engineering to obtain Alaska Department of Environmental Conservation approval. A contractor will be needed for construction.

WH1 and WH2 On-site Generation of Chlorine

Water

Estimated Project & Purchase Timeline

Pre Design: FY24

Engineering/Design: FY24

Purchase/Construction: FY24



Cost Assumptions	
Engineering, Design, Construction Admin	\$60,000
Other Professional Services	
Construction Services	\$185,000
Machinery & Equipment	\$100,000
Subtotal	\$345,000
Contingency (30%)	\$103,500
Total Funding Request	\$448,500

Source	Appropriated	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10 Yr. Total
Water Proprietary Fund	0	448,500	0	0	0	0	0	0	0	0	0	448,500
Total	0	448,500	0	0	0	0	0	0	0	0	0	448,500

(WA24B) WH1 & WH2 On-Site Chlorine Generation

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA24B	WH1 & WH2 On-Site Chlorine Generation	\$ 448,500	\$ -	\$ -	\$ 448,500	\$ -	\$ 448,500

Pyramid Water Storage Tank (WA501)

Project Description: This project will construct a second 2.6 million gallon Chlorine Contact Tank (CT Tank) next to the existing CT Tank. It will provide much needed clear water storage and enable maintenance to be done on the interior of either tank regardless of process seasons or weather. The project will require the installation of approximately 200 ft. of 16" DI water main, 200 ft. of 8" DI drain line, and 100 ft. each of 1" sample line and control wiring

Project Need: Additional storage provided by this tank will help to meet many of the issues mentioned in the 2004 Water Master Plan. Even in the Water Distribution System's current configuration, this new tank will provide an additional 960,000 gallons of the additional 4 MG of finished water storage recommended in the Master Plan. When planned future development is completed on Captain's Bay Road, over 2.2 MG of water storage will be available at the maximum Pyramid Water Treatment Plant capacity of 9 MGD. The additional storage will provide a much needed buffer, allowing time to troubleshoot and repair problems in the event of an equipment failure or system malfunction. It will reduce the likelihood of water shortages and/or outages during the Pollock Processing seasons. Additional benefits include:

- Reduce service interruption, boil water notices, and risk of system contamination during maintenance.
- Allow routine maintenance to be done on the interior or exterior of either tank during any season, prolonging the life of these tanks.
- Expand and upgrade both the water treatment and distribution systems, using the full 9 MGD design capacity of the new water treatment plant will be possible.
- Improve the flow characteristics of the new Pyramid Water Treatment Plant. Plant operators will be able to allow the tanks to absorb the high and low flows, maintaining a more stabilized treatment process and allowing the new Ultra Violate treatment process to operate more efficiently.

Development Plan & Status: A "Certificate to Construct" and a "Certificate to Operate" are required from ADEC, obtained through application by the designing engineer.

Engineering, Design, Const Admin	647,000
Other Professional Services	-
Construction Services	6,379,879
Machinery & Equipment	-
Subtotal	7,026,879
Contingency (set at 30%)	2,108,064
TOTAL	9,134,943
Less Other Funding Sources (Grants, etc.)	-

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Water Proprietary	625,000	603,750	7,906,193	0	0	0	0	0	0	0	0	9,134,943
Total	625,000	603,750	7,906,193	0	0	0	0	0	0	0	0	9,134,943

FY23-32 CMMP

Pyramid Water Storage Tank

WA501

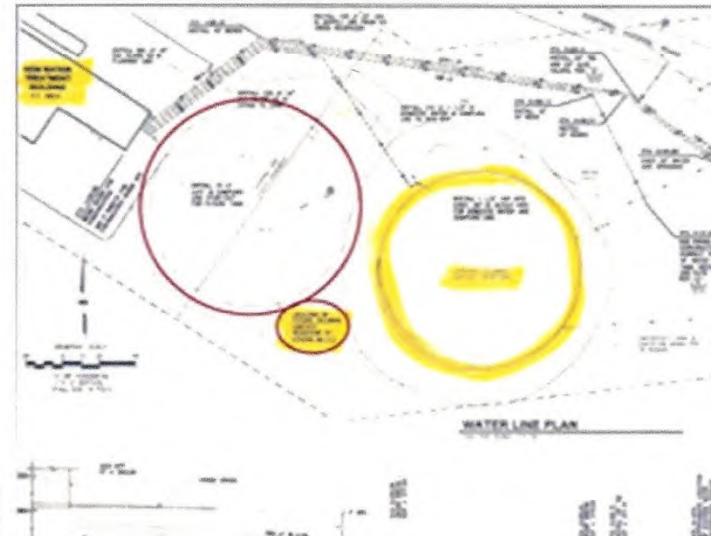
Water

Estimated Project & Purchase Timeline

Pre Design: FY14

Engineering/Design: FY23

Purchase/Construction: FY24



Pyramid Water Storage Tank (WA501) Funded 8 years ago

- Constructing a second Chlorine Contact Tank (CT Tank) next to the existing CT Tank to provide clear water storage and enable interior maintenance to be done on either tank regardless of process seasons or weather. The project also requires installing about 200' of 16" water main, 200' of 8" drain line and 100' each of 1" sample line and control wiring
- Design is scheduled for near future and will be conducted by HDL Engineering and JV Jones who performed the previous 35% level design after being awarded the design contract through a competitive RFP process
- Additional funds will be requested in a future year

Pyramid Water Storage Tank (WA501)

Water Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA501	Pyramid Water Storage Tank	\$ 1,228,750	\$ 93,662	\$ -	\$ 1,135,088	\$ -	\$ 1,135,088

Pyramid Water Storage Tank (WA501)



New tank will be sited between existing tank and new WTP building

Water Utility Auto Meter Read (WA504)

FY15-19 CMMP

WATER UTILITY AMR SYSTEM | WATER

PROJECT DESCRIPTION: The Water Utility AMR (Automatic Meter Reading) System, project encompasses the final design, installation and commissioning of a system capable of integrating with our existing automatic meter reading and financial billing systems. This project will include the installation of a communications system capable of polling 100% of the water system utility meters on an operator selectable schedule for both maintenance and monthly meter reading purposes. The implementation of this system is the last step in an effort to synchronize the production, distribution and billing portions of the Water Utility.

PROJECT NEED: The new AMR system will help to detect water leaks on the customers' side of their water meters. Leaks provide the potential for contaminants to enter the water system creating a health hazard. This project will expand and upgrade the Water Utility's existing Mobile Radio Read System and replace the Mobile Reader with a Fixed Base Read System possessing even more flexibility and capability. Automatic polling will allow meters to be read on a more consistent base, with the ability to disregard time/labor conflicts with weekends, holidays, and weather conditions which currently causes fluctuations of more than a week in the read schedule. AMR will help reduce unaccounted for water by more precise identification of water use. It will increase monitoring abilities of the system, including, but not limited to the ability to pass on notice of excessive water use to customers, quicker cut in/out of services and reduction of "bad" meter reads due to read or input error. The new AMR system will provide the capability for the Water Utility to get instantaneous reads of customer demands, enabling rapid adjustment to source water production priority. This will help optimize source water use and reduce waste.

RELATIONSHIP TO OTHER PROJECTS: Implementation of ARM will be closely related with Implementation of ARM for the Electric Utility and the existing Water Utility Mobile Radio Meter Reading system, and existing Power Production SCADA upgrades, as well as integration of all these systems into City Finance Department. The implementation will reduce engineering time, implementation costs, construction costs, future maintenance cost and training cost by using a common system. This system will create the ability to accurately synchronize customer billing from the Water Distribution, with Water production reports, creating a more accurate overall picture of water produced and water sold.



We are mandated to accurately report water production and maintain accurate revenue metering. These systems are observed by regulatory agencies to be the most accurate form of revenue metering.

This project will reduce cost by reducing the operational hours required by current staff. Annually, approximately 132 man hours of labor are currently dedicated to meter reading, re-reading, cut in/out reading and overage calls. That time can instead be dedicated to routine system maintenance and upkeep.

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					Total
		FY15	FY16	FY17	FY18	FY19	
General Fund	\$ -						\$ -
1% Sales Tax	\$ -						\$ -
Grant	\$ -						\$ -
Proprietary Fund (Water)	\$ -	\$ 106,052					\$ 106,052
TOTALS	\$ -	\$ 106,052	\$ -	\$ -	\$ -	\$ -	\$ 106,052

Requested Funds: Engineering Services, Construction Services, Travel Costs, Permitting, Equipment, Contingency (Based on joint feasibility study by Ferguson Waterworks and Sensus Meters)

Water Utility Auto Meter Read (WA504) Funded 8 years ago

- The Water Utility AMR (Automatic Meter Reading) project encompasses the final design, installation and commissioning of a system capable of integrating with our existing automatic meter reading and financial billing systems
- In FY17 Boreal Controls conducted a scoping study and costs were solicited from 3 vendors: Sensus, Itron and General Electric. Itron had the lowest cost at \$316,867 for both water and electric combined
- DPU Electric is proceeding but the Water portion is pending funding
- DPU will reevaluate and request increased funding in CMMP cycle
- There are 602 water services total (residential + commercial)
- 300 water services are presently read by a Sensus reader
- All 602 water services will be switched to an Itron reader
- Project will not begin until Electric Utility MUNIS integration is complete (likely funding and execution in FY24 for Water portion)

Water Utility Auto Meter Read (WA504)



Water Utility Auto Meter Read (WA504)

Water Fund	Budget	Expensed	Encumbered	Available	Pending	Actual Available
WA504 Water Utility Auto Meter Read	\$ 106,052	\$ 33,384	\$ 4,192	\$ 68,476	\$ -	\$ 68,476

Fiber Optic Infrastructure (WW17B)

FY17-21 CMMP

FIBER OPTIC INFRASTRUCTURE DEVELOPMENT | ELECTRIC

ESTIMATED PROJECT & PURCHASE TIMELINE

Inception/Concept: n/a

Pre Design: n/a

Engineering/Design: n/a

Construction: FY 2017

PROJECT DESCRIPTION: This is the first phase of a potential multiphase project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations. The first phase will install new fiber optic conduit and vaults on Captains Bay Road to provide reliable communication to Water and Wastewater systems. The project will install about 10,000 feet of fiber optic cable, conduit, a fiber optic vault, and fiber optic enclosure. To save costs, this phase of the project will be completed in conjunction with the Captains Bay 35kV Electrical Upgrade to Westward project, which will be done concurrently in FY 2017. This is the initial step of the planned Fiber Optic Infrastructure project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations.

For FY 18—FY 21, the fiber optic system will be expanded based on the analysis of the current utility infrastructure that will determine the most efficient next phase of the project. The most optimistic outcome for this design is to develop a plan which uses existing utility distribution line infrastructure to route new fiber optic cabling throughout the utility, avoiding the cost of a complete new installation.

PROJECT NEED: This project will improve the internal communications of the municipality as well as the Department of Public Safety. Currently, a majority of the community's daily communications rely upon wireless technology, using both licensed and unlicensed bands, which are both private and publicly owned. Due to the increasing demand for data from the personal and private sectors these technologies are becoming increasingly saturated. By leveraging existing distribution systems we hope to further develop our own communications systems in order to lessen the demand on existing wireless infrastructure and ultimately become less dependent on such technology which is often less reliable due to our weather conditions. The installation of a more robust, underground infrastructure will also allow for future growth of the utility and community in all areas of data management, including daily operations, marine, public safety, security and utility SCADA. By using the existing distribution systems we can avoid the extensive civil cost associated with developing a new underground infrastructure.

FUNDING AND RELATIONS TO OTHER PROJECTS: Internal research has provided justification of the needs for better communications. A preliminary design of the Captains Bay Fiber Optic Installation has been completed in-house to determine an ROM cost estimate for the project. Full design is needed to help coordinate the construction of the Captains Bay Fiber Optic Installation with the Captains Bay 35kV Electrical Upgrade to Westward project. The estimated cost of the first phase is \$332,166, which is to be split between water and wastewater, as they are the two utilities benefiting from this first phase. This will be complete in FY17.

The Electric Utility is in the process of pursuing upgrades to the Captains Bay Road high voltage distribution line with the Captains Bay 35kV Electrical Upgrade to Westward project. Significant cost savings are anticipated by completing this Captains Bay Fiber Optic Installation project in conjunction with the Captains Bay Road distribution line upgrade. Due to the extensive cost associated with civil construction in our location, cost reduction upwards of 75% of total installation cost can be seen through planning in conjunction with existing and future projects. Future phases of this project will be planned in conjunction with other projects to obtain the same cost savings.

REVENUE SOURCE	EXISTING FUNDS	FISCAL YEAR FUNDING REQUESTS					
		FY17	FY18	FY19	FY20	FY21	Total
General Fund							
1% Sales Tax							
Proprietary Fund (Water)		\$ 59,227					\$ 59,227
Proprietary Fund (Waste Water)		\$ 59,227					\$ 59,227
TOTALS		\$ 118,454					\$ 118,454

Requested Funds: Engineering, Construction, and Contingency (ROM estimates)

Fiber Optic Infrastructure (WW17B) Funded 6 years ago

- This is the first phase of a multiphase project to develop a communications utility infrastructure (fiber optic) between the various departments and outlying utility locations
- DPU is leading implementation of this project as needs and opportunities arise
- No additional funds requested for this project

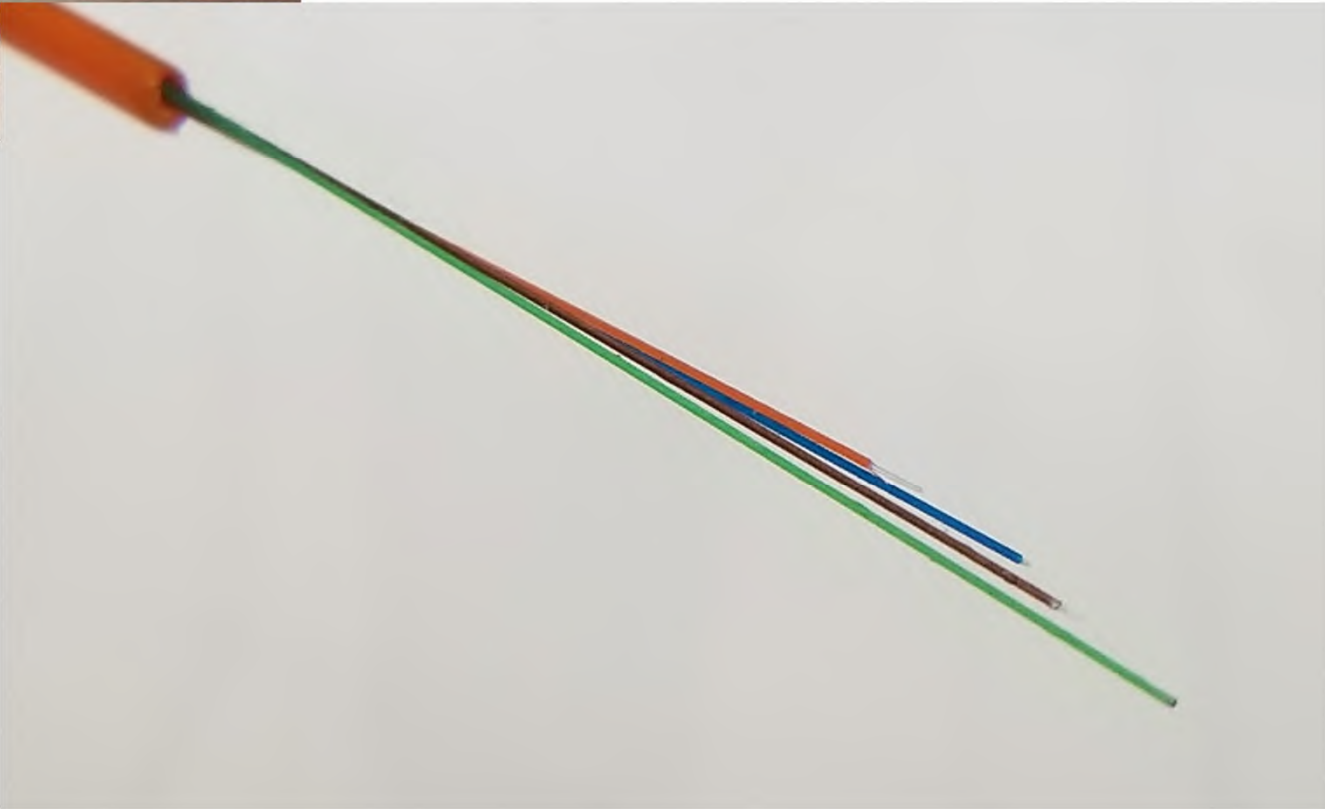
Fiber Optic Infrastructure (WW17B)

Wastewater Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WW17B	Fiber Optic Infrastructure Development	\$ 59,127	\$ 6,887	\$ -	\$ 52,240	\$ -	\$ 52,240

Fiber Optic Infrastructure (WW17B)



Fiber-Optic Cable



(WW24A) CBR Wastewater Line Installation

Project Description: This project will cover 2.5 miles of wastewater line from Airport Beach Road to OSI

Project Need: This funding is required for the CTP grant. Captains Bay Road is the logical location for future commercial and residential expansion for the community of Unalaska. Captains Bay has the docking facilities and space for equipment storage to accommodate this and other industrial growth. Oil companies have expressed interest in Unalaska’s deep-water port as a resupply port for their northern seas oil exploration and drilling operations. Construction of the road and utility improvements needs to begin now so Unalaska can meet the current and future needs of the community.

Development Plan & Status : Captains Bay Road currently has sewer line services from the intersection of Airport Beach Road to Westward Seafoods, a distance of one mile. This project will eventually install a new wastewater line from Westward Seafoods entirely to OSI. The additional wastewater funds are necessary to extend the wastewater line an additional 1,200 feet from the current terminus to the end of the CTP paving project. Reagan Engineering has quoted the design at \$50,000, and the construction cost estimate at \$987,600 (\$823/ft * 1200’).

HDR Engineering performed a Cost-Benefit Analysis (CBA) of the proposed Captains Bay Road Paving and Utilities Upgrade Project. The purpose of the CBA is to justify project costs to support funding requests to upgrade, pave, illuminate, provide pedestrian walkway, and extend utilities. The range of project benefits includes reduced road maintenance costs, reduced vehicle maintenance costs, reduced vehicle emissions, improved safety, travel time savings, avoided road closures (rock slides, avalanches, accidents). The project is at 65% design and broken into 3 segments over 3 years. The CBA compares project costs against project benefits by segment and by phase to enable decisions to be made regarding the best approach going forward.

Cost Assumptions		
	Other Professional Services	
	Engineering, Design, Construction Admin	50,000
	Construction Services	11,187,600
	Machinery & Equipment	
	Subtotal	
	Contingency (15%)	
	Total Funding Request	11,237,600

Source	Appropriated	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10 Yr. Total
Wastewater Proprietary Fund	0	50,000	11,187,600	0	0	0	0	0	0	0	0	11,237,600
Total	0	50,000	11,187,600	0	0	0	0	0	0	0	0	11,237,600

FY24-33 CMMP

Captains Bay Road Wastewater Line Installation

Wastewater

Estimated Project & Purchase Timeline

Pre Design: FY26

Engineering/Design: FY27

Purchase/Construction: FY28

Captains Bay Road and Utilities



(WW24A) CBR Wastewater Line Installation

Wastewater Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
WW24A	CBR Wastewater Line Installation	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000

Solid Waste Gasifier (SW21A)

Project Description: The pre-design, design, and construction of a Gasifier to incinerate garbage.

Project Need: The Landfill cells are reaching capacity. Unalaska has about five years to come up with alternatives for the City's garbage or must find a new place to build new cells. Thermal processing of solid waste is the future of Landfills. Gasification is a process that uses a feedstock, often municipal or industrial waste, for a thermo chemical conversion of waste in high heat. This is done in a low oxygen environment and causes material breakdown at the molecular level. Once the molecular breakdown occurs, the gasification process recombines them to form a syngas, a gas similar to natural gas.

Development Plan & Status : A combination of grant funds and Landfill proprietary funds will pay for this project, which will be installed within the current building footprint. The City is seeking state funding for a portion of the project, although it is currently still budgeted for the Solid Waste Proprietary Fund.

FY23-32 CMMP

SW21A

Solid Waste Gasifier
 Solid Waste

Estimated Project & Purchase Timeline

Pre Design: **FY21**

Engineering/Design: **FY22**

Purchase/Construction: **FY25**



Cost Assumptions

Engineering, Design, Const	800,000
Other Professional Services	100,000
Construction Services	3,000,000
Machinery & Equipment	2,500,000
Subtotal	6,400,000
Contingency (set at 30%)	1,920,000
TOTAL	8,320,000

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Solid Waste Proprietary	300,000	400,000	0	7,620,000	0	0	0	0	0	0	0	8,320,000
Total	300,000	400,000	0	7,620,000	0	0	0	0	0	0	0	8,320,000

Solid Waste Gasifier (SW21A) Funded 2 years ago

- This project will construct a gasifier to incinerate garbage
- Landfill cells are rapidly reaching capacity
- It's estimated that we have 5 years to come up with another method of dealing with the City's garbage or begin construction of additional lined cells
- DPU has identified multiple vendors interested in helping us develop this project
- Staff worked with Waste Management to pinpoint a precise per ton quote for removal of all waste via barge to allow better cost analysis. Using this metric to evaluate gasifier financials and alternatives
- Grant application submitted to the Department of Energy Office of Energy Efficiency & Renewable Energy for technical assistance in plotting the best way forward
- Grant was awarded and confirmed that gasification of anaerobic digestion was the best waste reduction strategy for our location
- Another grant application to the DOE was applied for and awarded to assist with RFP preparation and proposal scoring
- DPU plans to issue an RFP for design services in 2023
- Utility staff are preparing materials for a work session for City Council to update them on progress summarizing the steps taken to this point with a particular focus on the anticipated economic impacts to the rate payers

Solid Waste Gasifier (SW21A)



Solid Waste Gasifier (SW21A)

Solid Waste Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
SW21A	Solid Waste Gasifier	\$ 700,000	\$ -	\$ -	\$ 700,000	\$ -	\$ 700,000

CEM Breakwater Repair (PH17C)



This is a project primarily in the hands of the US Army Corp of Engineers

CEM Breakwater Repair (PH17C) Funded 6 years ago

- This is a project primarily in the hands of the US Army Corp of Engineers (USACE)
- The original installation has been problematic with the breakwater sections getting caught on each other.
- The USACE issued a contract for the repair of the breakwaters which was completed but did not resolve the issues
- After repairs are successfully completed USACE will ask the COU to accept the CEM Harbor as complete
- USACE is waiting on their Congressional Reprogramming Request (CGR) for funding to complete the work
- USACE will have a team on-site in late January to assess the overall condition and performance of the breakwaters

CEM Breakwater Repair (PH17C)

Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH17C	CEM Breakwater Repair	\$ 150,000	\$ 110,000	\$ -	\$ 40,000	\$ -	\$ 40,000

CEM Breakwater Repair (PH17C)



Cruise Ship Terminal Design (PH20A)

We believe that a comprehensive demand study is essential for making informed decisions about these significant developments. Consulting firms with expertise in the fields of maritime economics, environmental impact assessment, and urban planning.

Once we have a clear understanding of the demand and associated considerations, we can proceed with the necessary planning, permitting, and funding efforts.

Scope of the Demand Study:

Cruise Ship Terminal Demand Analysis:

- a. Analyze the current and projected cruise ship industry trends and their potential impact on our region.
- b. Assess the capacity and infrastructure requirements needed to accommodate different sizes and types of cruise ships.
- c. Evaluate the economic benefits, including tourism revenue and job creation, associated with the cruise ship terminal.
- d. Identify potential environmental and sustainability considerations related to cruise ship operations.

Barge Navy Demand Analysis:

- a. Examine the demand for barge navy services, both in terms of military and civilian applications.
- b. Assess the strategic importance of a barge navy facility in our region, including national security and defense implications.
- c. Analyze the economic benefits and job opportunities associated with the development of a barge navy facility.
- d. Investigate potential environmental and infrastructure requirements for barge navy operations.



Market Feasibility:

- a. Identify potential stakeholders and partners for both projects, including cruise lines, naval agencies, and private sector investors.
- b. Evaluate the competitive landscape, including existing cruise ship terminals and barge navy facilities in neighboring regions.
- c. Analyze potential funding sources, public-private partnership opportunities, and revenue models for these projects.

Community Impact Assessment:

- a. Engage with the local community and gather their input on the proposed developments.
- b. Assess potential social and cultural impacts, including the effects on local residents, businesses, and tourism.
- c. Identify mitigation strategies for addressing any adverse impacts on the community.

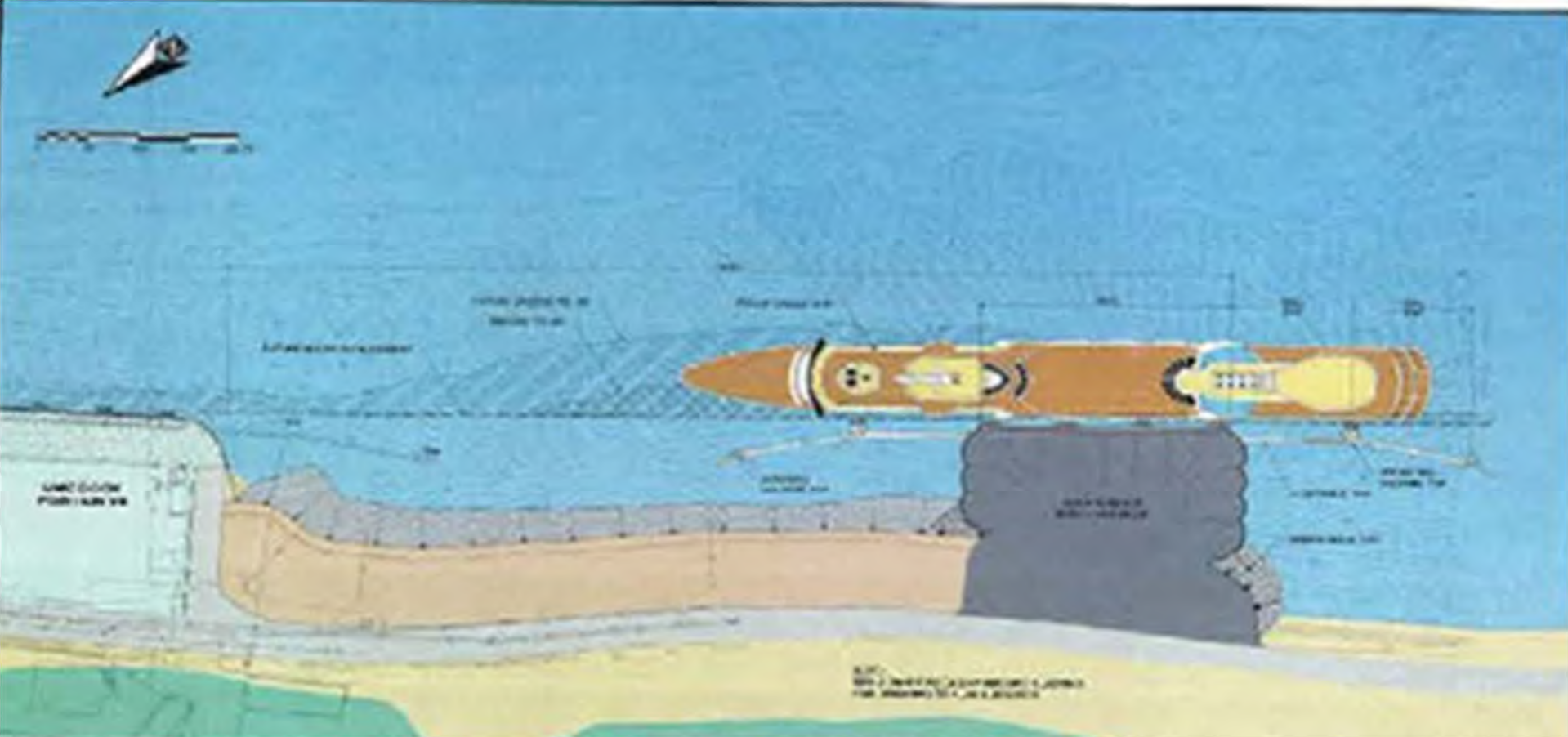
Environmental Impact Assessment:

- a. Conduct an environmental impact assessment to determine the potential effects of both projects on the surrounding ecosystem.
- b. Identify measures to mitigate any negative environmental impacts and promote sustainability.

Timeline and Budget:

- a. Provide a detailed timeline for completing the demand study.
- b. Estimate the budget required for the study, including any necessary consultants or experts.

Cruise Ship Terminal Design (PH20A)



Cruise Ship Terminal Design (PH20A)

Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH20A	Cruise Ship Terminal Demand Study	\$ 390,000	\$ -	\$ -	\$ 390,000	\$ -	\$ 390,000

Mooring Buoy Maintenance (PH20B)

Project Description: This is maintenance required to ensure the integrity of the mooring buoy. This project will inspect the tri-plate and anchor chain connecting to the 35,000 lb anchors. It will inspect the anchor chain at the mudline, remove marine growth from the buoy, and inspect the buoy for structural integrity. It will also confirm GPS Coordinates for anchor locations.

Project Need: The structural integrity of the buoy system is critical to be able to provide this as an emergency asset. Materials can degrade over time and it is important that we keep this type of maintenance on a 4-5 year rotation in order to identify weakness or replacement needs.

Development Plan & Status (Include Permit and Utility Requirements): This buoy system is located in State waters and permitted by the Department of Natural Resources. A copy maintenance records and replacement records will be provided to DNR.

Cost Assumptions: A quote for a flat fee labor service for \$25,000 has come in from Resolve/Magone Marine, with an additional quote from LFS Dutch for \$10,365 for materials. The contingency on this project is expected to cover additional materials if needed.

FY20-24 CMMP

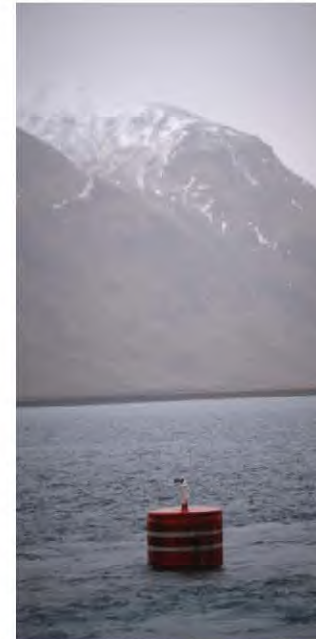
Emergency Mooring Buoy Maintenance | PORTS

Estimated Project & Purchase Timeline

Pre Design: FY 2020

Engineering/Design: FY 2020

Purchase/Construction: FY 2020



Cost Assumptions	
Engineering, Design, Const Admin	-
Other Professional Services	25,000
Construction Services	13,462
Machinery & Equipment	-
Subtotal	38,462
Contingency (set at 30%)	11,538
TOTAL	50,000
Less Other Funding Sources (Grants, etc.)	-
Total Funding Request \$	50,000

Revenue Source	Appropriated Funds	Fiscal Year Funding Requests					
		FY20	FY21	FY22	FY23	FY24	Total
General Fund (DEPT)							-
1% Sales Tax							-
Grant							-
Proprietary Fund		50,000					50,000
TOTALS \$	-	50,000	-	-	-	-	50,000
Requested Funds:		Packet Page Number 165					

Mooring Buoy Maintenance (PH20B)



Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH20B	Emergency Mooring Buoy Maint.	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000

Mooring Buoy Maintenance (PH20B) Funded 3 years ago

- Scope of work being developed by Ports
- Typical scope for this type of work would include:
 - Anchor chain inspection
 - Anchor inspection
 - Marine growth removal from buoy and chain
 - Inspection & repair of buoy
 - GPS confirmation of anchor locations and buoy location
 - ROV is scheduled to conduct a survey in October

UMC Restrooms (PH23A)

Project Description: This project is the purchase and installation of a new restroom for the Unalaska Marine Center. Water and Sewer service has been stubbed in at UMC for the purpose of installation of public restrooms for dock workers and passengers. City of Unalaska Code requires connecting to City services where available. These services are available at UMC

Project Need: For many years dock workers have used portable toilets. These outhouses require service from the Wastewater Treatment Staff. This project will provide a minimum of four toilets bring the City into compliance with City Code and EPA regulations. The facilities will improve working conditions for employees and visitors.

Development Plan & Status : This project involves a preexisting design and the restroom will tie into a pre-poured foundation that connects into existing utility services. The current cost assumption is from Public Works, for approximately \$700 per square foot. This would be a from-scratch creation, a worst case scenario for funding. Ports is sourcing pre-designed and built options to lower the cost.

Cost Assumptions

Engineering, Design, Construction Admin	50,000.00
Other Professional Services	25,000.00
Construction Services	332,815.00
Machinery & Equipment	
Subtotal	407,815.00
Contingency (30%)	122,345.00
Total Funding Request	530,160.00

FY23-32 CMMF

Restroom Unalaska Marine Center

PH23A Port:

Estimated Project & Purchase Timeline

Pre Design: FY23

Engineering/Design: FY23

Purchase/Construction: FY24



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Ports Proprietary Fund	0	50,000	480,160	0	0	0	0	0	0	0	0	530,160
Total	0	50,000	480,160	0	0	0	0	0	0	0	0	530,160

UMC Restrooms (PH23A) Funded 3 months ago

- Scope of work being developed by Ports and DPW
- Scope to include:
 - Precise site considering access/parking/traffic flow
 - Number of users
 - Maintenance issues
 - Materials
 - Capacity
 - Ventilation
 - Pre-built units being evaluated

Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH23A	Unalaska Marine Center Restroom	\$ 530,160	\$ -	\$ -	\$ 530,160	\$ -	\$ 530,160

Entrance Channel Dredging (PH201)

Project Description: This project will remove material from the channel bar that crosses the entrance of Iliuliuk Bay before vessels can enter Dutch Harbor. The dredging will increase the depth of water to accommodate the draft of large vessels transiting the channel and utilizing the Unalaska Marine Center and facilities inside of Dutch Harbor. The City will work with the US Army Corps of Engineers to help fund, design, construct, and maintain this project. This project already completed the biological assessments to gauge the impact of dredging to beachfronts inside of the harbor. The USACE has secured a congressional authorization to fund the dredging. This will allow deeper draft vessels to enter into Dutch Harbor including tankers, container ships and break-bulk vessels. The project will reduce delays of current vessels entering and departing the harbor due to storm surge and swell in the channel. The project estimates removal of 23,400 CY of material.

Project Need: The bar that crosses the entrance channel limits vessels entering the port by their draft rather than need for services in the community. Many vessels passing the community cannot enter our port due to water depth. Depending upon sea conditions the keel depth for vessels currently utilizing the port can be as little as one meter to the bottom according to the Alaska Marine Pilots. Storm conditions, especially northerly wind, undulates the sea height and makes the situation worse by causing vessels to pitch resulting in contact with the sea floor where the bar is located. Dredging the entrance channel to a sufficient depth and width will alleviate the safety concerns and allow more vessel/cargo traffic into the port, increasing Unalaska's economic utility.

Development Plan & Status : The City conducted a Cost Benefit Analysis of the project to prove its benefit to the nation and that it is worthy of the USACE's and expenses. This project moved steadily forward to assimilate other key pieces, such as the biological assessment, impacts of dredging, and any impacts dredging may have on the inner harbor. In 2020 the US Congress authorized funding to the project with USACE and made available \$27M. The City needs a match of just \$9M, bringing the total cost to \$38.456M. It will be completed in phases over FY22 and FY23.

FY23-32 CMMP

PH201

Entrance Channel Dredging

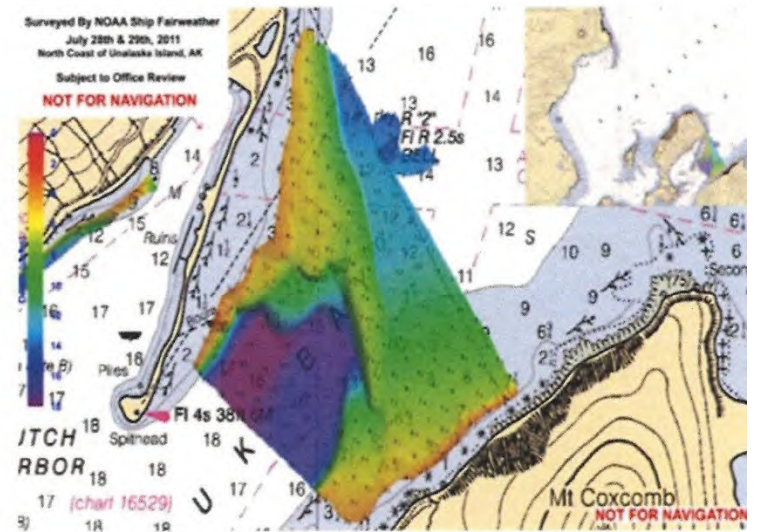
Ports

Estimated Project & Purchase Timeline

Pre Design: FY19

Engineering/Design: FY20

Purchase/Construction: FY22-23



Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
1% Sales Tax	1,000,000	1,000,000	0	0	0	0	0	0	0	0	0	2,000,000
General Fund	5,994,500	3,494,500	0	0	0	0	0	0	0	0	0	9,489,000
Grant	13,483,500	13,483,500	0	0	0	0	0	0	0	0	0	26,967,000
Total	20,478,000	17,978,000	0	0	0	0	0	0	0	0	0	38,456,000

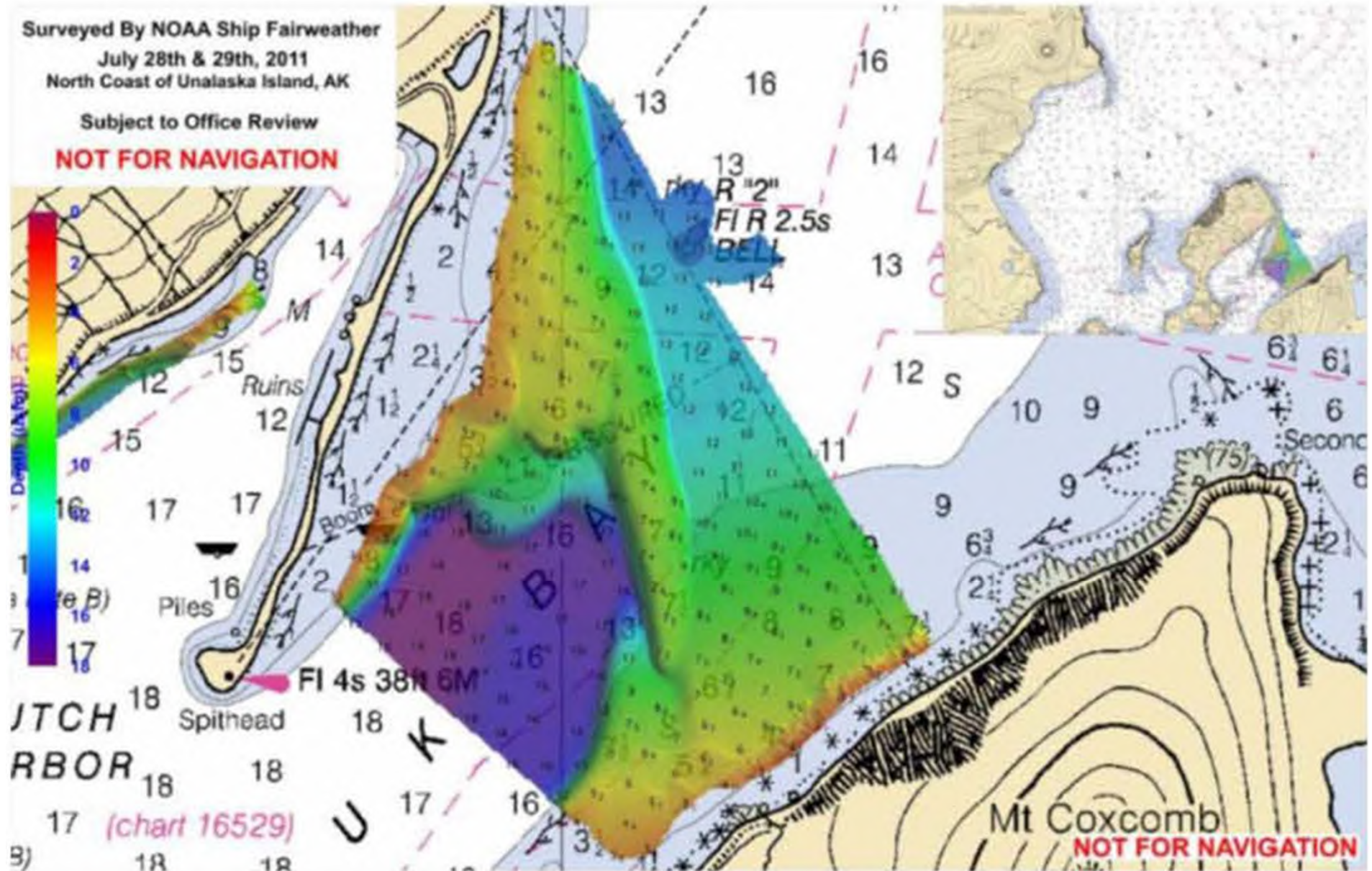
Entrance Channel Dredging (PH201) Funded 11 years ago

- This project will remove 182,000 cubic yards of material from an area 600' x 600' at the channel bar that crosses the entrance of Iliuliuk Bay enabling vessels to enter Dutch Harbor safely
- The bar causes inefficiencies in the delivery of fuel, durable goods, and exports to/from Dutch Harbor
- USACE completed their Final Feasibility Report and Final Environmental Assessment dated November 2019
- USACE will be in Unalaska to present a project update to the COU in January 2023 as well as hold a public meeting
- Design plans are at the 65% level
- Funding looking like it will be in place for dredging to proceed in 2024
- Estimated Total Cost is \$30,445,000 with the City share at \$7,611,250
- USACE Recommended Plan:
 - Dredge Channel to -58 feet MLLW
 - Dredge Volume 182,000 CY
 - Length of Channel 600 Feet
 - Width of Channel 600 Feet
 - Maintenance Dredging 16,000 CY @ 25 yrs

Entrance Channel Dredging (PH201)

Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH201	Entrance Channel Dredging	\$ 11,489,000	\$ 1,554,560	\$ -	\$ 9,934,440	\$ -	\$ 9,934,440

Entrance Channel Dredging (PH201)



LCD and UMC Dredging (PH602)

FY23-32 CMMF

Project Description: This project includes the engineering, permitting, and dredging at the faces of the Light Cargo Dock and the Unalaska Marine Center positions 1-7. It will complement other capital projects in the Port, namely the dredging of the entrance channel. Larger vessels will be able to enter into Dutch Harbor, and now we need to ensure the depth of the dock face coincides with the new traffic. The depths at the Unalaska Marine Center vary from -32 and -45 at MLLW. Dredging at the face of the Unalaska Marine Center would create a constant -45 from Positions 1-7. This will accommodate deeper draft vessels throughout the facility. The existing sheet pile is driven to approximately -58. and dredging to -45 will not undermine the existing sheet pile. This project is primarily to accommodate large class vessels. Many of the vessels currently calling the Port must adjust ballast to cross the entrance channel and dock inside the harbor. This project timeline coincides with other dredging projects, including the Light Cargo Dock (LCD). Dredging in front of the Light Cargo Dock will also make this dock more accessible for current customers. Vessels using the Light Cargo Dock that draws more than 22'. must place another vessel between the dock face and their vessel in order to get enough water under the keel.

Project Need: The completion of this dredging will enhance current and future operations by creating usable industrial dock face that is designed for vessels in varying lengths and tonnage

Development Plan & Status : This dredging project supports the recently completed UMC position 3 and 4 Replacement project and the dredging of the entrance channel. The estimates for dredging of the Light Cargo Dock include 6000 CY of dredging and 3100 CY of shot rock slope protection. The dredging material will not be removed; however, it will be relocated on the sea floor. Dredging at UMC estimated to relocate 6000 CY of dredging material and will require approximately 1200 CY of shot rock slope protection. The City is seeking state support for this project, but it is currently budgeted for the Ports Proprietary Fund.

Cost Assumptions	
Other Professional Services	
Engineering, Design, Construction Admin	109,650
Construction Services	1,932,000
Machinery & Equipment	
Subtotal	2,041,650
Contingency (30%)	612,495
Total Funding Request	2,654,145

Source	Appropriated	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	Total
Ports Proprietary		109,650	2,544,495	0	0	0	0	0	0	0	0	2,654,145
Total		109,650	2,544,495	0	0	0	0	0	0	0	0	2,654,145

PH602

LCD & UMC Dredging

Port

Estimated Project & Purchase Timeline

Pre Design: FY19

Engineering/Design: FY23

Purchase/Construction: FY23



LIGHT CARGO DOCK, BARGE, TRAMPER
BARGE IS BEING USED AS A "SPACER" TO PROVIDE DEPTH FOR TRAMPER

LCD and UMC Dredging (PH602) Funded 7 years ago

- This project includes the engineering, permitting, and dredging at the faces of the Light Cargo Dock and the Unalaska Marine Center positions 1-7. The completion of this dredging will enhance current and future operations by creating useable industrial dock face that is designed for vessels in varying lengths and tonnage
- Ports is working with PND Engineers on the initial planning phases with dredging in conjunction with the Entrance Channel Dredging project
- No additional funding requested for this project

Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH602	Light Cargo Dock & UMC Dredging	\$ 2,654,145	\$ -	\$ -	\$ 2,654,145	\$ -	\$ 2,654,145

LCD and UMC Dredging (PH602)



Typical dredging operation

Robert Storrs Harbor A & B Floats (PH905)

Project Description: This project will remove the existing A and B Floats at the Harbor and reconfigure the Harbor to accommodate a new float system, ADA gangway and create uplands for parking and a public restroom. It will also include a fire suppression system, electricity and year-round water supply to users and new piling.

Project Need: This project would include replacing the deteriorated floats and reconfiguring the floats and fingers of A and B Floats to include updated electrical systems, lighting, fire suppression, year-round utilities, and an ADA-required gangway. Based on current engineer concepts, the reconfiguration of A and B Floats will create at least 30 additional slips plus linear tie options. This should alleviate some of the 30 vessel waiting list. The reconfiguration will also allow for development of the uplands for required parking and a public restroom. The existing dock arrangement was carried over from a previous location. In order to accommodate the vessel demand at the Robert Storrs Harbor, a new configuration of the floats would allow for better use of the basin based on bathymetry and navigational approaches and also allow for additional vessel slips, with minimal fill and no dredging. It will add a significant number of slips for vessels 60' and under. This is an extension of the Robert Storrs Float Replacement Project. C Float is completed in FY16. As the Float Replacement Project for Robert Storrs is being constructed in phases it was logical to separate the phases into separate project tracking purposes.

Development Plan & Status : The current estimates place this project at approximately 9.5 million dollars, based on engineers estimates for in kind replacement. We are eligible to apply for a 50% grant through the Alaska Department of Transportation and Public Facilities. 50% of the funding for this is estimated to come out of the Port Net Assets.

Cost Assumptions	
Other Professional Services	
Engineering, Design, Construction Admin	650,000
Construction Services	7,000,000
Machinery & Equipment	
Subtotal	7,650,000
Contingency (30%)	2,295,000
Total Funding Request	9,945,000

Source	Appropriated	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total
Grant	0	3,250,000	0	0	0	0	0	0	0	0	0	3,250,000
Ports Proprietary Fund	650,000	6,045,000	0	0	0	0	0	0	0	0	0	6,695,000
Total	650,000	9,295,000	0	0	0	0	0	0	0	0	0	9,945,000

FY22-31 CMMP

Robert Storrs Small Boat Harbor Improvements (A & B Floats) Ports

Estimated Project & Purchase Timeline

Pre Design: FY19
Engineering/Design: FY20
Purchase/Construction: FY22



Existing Condition (left)
Side Tie: 643 feet
Slips: 6 - 42 foot & 6 - 60 foot



Proposed Concept (right)
Side Tie: 218 feet
Slips: 22—26 foot, 13 - 32 foot, & 20 - 42 foot

Robert Storrs Harbor A & B Floats (PH905) Funded 14 years ago

- Ports worked with PND Engineers developing conceptual plans which are complete. Scoping is complete and the Port would like to pursue this replacement project upon completion of the present UMC Positions 3&4 project
- Additional tideland lease from the State is required for float extension and land use agreement or land swap with Unisea for uplands development (parking)
- Ports is currently working with Planning on complex tideland acquisition from the State and a property swap with UniSea
- The design will be used to apply for matching ADOT grant funding with possible construction in FY23
- Council will be briefed/presented with options for Design/Build, Design Best Value Bid, and Design/Bid/Build for the A and B Float replacement
- Ports will not pursue construction without matching grant funds through the Harbor Grant matching program
- DPW contracted LCG Lantech to survey Pacesetter Way R/W
- DNR provided approval for additional tidelands pending successful public review process
- Tidelands decision expected by 2-22-23 following 30 review
- Harbor Matching Grant Program accepts new applications in spring 2023 which the City will apply for

Robert Storrs Harbor A & B Floats (PH905)

Ports Fund		Budget	Expensed	Encumbered	Available	Pending	Actual Available
PH905	Robert Storrs SBH Improvments A&B	\$ 6,695,000	\$ 1,798	\$ 22,360	\$ 6,670,841	\$ -	\$ 6,670,841

Robert Storrs Harbor A & B Floats (PH905)



For more information about this project update, contact:

Tom Cohenour
Director of Public Works / Contracting Officer
City of Unalaska, AK 99685
907-581-1260 office
907-359-5056 cell

The End

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-36

A RESOLUTION OF THE UNALASKA CITY COUNCIL APPOINTING JUDGES AND CLERKS FOR THE REGULAR MUNICIPAL ELECTION ON OCTOBER 3, 2023 AND JUDGES TO SERVE ON THE CANVASS COMMITTEE

WHEREAS, Unalaska City Code § 4.08.020(A) states that before each city election, the City Council shall appoint three election judges to constitute the Election Board, one who is designated the Chair and may appoint two election clerks; and

WHEREAS, Unalaska City Code § 4.04.050 states that wages for non-employee election judges and clerks shall be established by resolution of the City Council; and

WHEREAS, Unalaska City Code § 4.08.020(B) states that the City Council will serve as a canvass committee, or may appoint three judges to constitute the canvass committee, who will canvass all votes after the election judges have completed their tally.

NOW THEREFORE BE IT RESOLVED by the Unalaska City Council that the following persons are appointed judges and clerks for the October 3, 2023 General Election and shall attend at the Unalaska Precinct Polling place, namely Unalaska City Hall, at 7:30 a.m. on October 3, 2023 and shall continue until polls close at 8:00 p.m. Thereafter, the judges and clerks shall count and check all votes cast against the poll listed in the manner required by law:

ELECTION BOARD

Judges:

Estkarlen Magdaong, Chair
Alicia Aguilar
Elizabeth Whitaker

Clerks:

Shelly Blakeley
M. Lynn Crane

BE IT FURTHER RESOLVED that the following persons are appointed as judges to constitute the Canvass Committee, who shall meet on Friday, October 6, 2023, at 10:00 a.m., to canvass all votes after the election judges have completed their tally:

CANVASS COMMITTEE JUDGES

Estkarlen Magdaong, Chair
Alicia Aguilar
Shari Coleman

BE IT FURTHER RESOLVED that non-employee election judges and clerks shall be paid twenty dollars (\$20) per hour.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on September 12, 2023.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Estkarlen P. Magdaong, City Clerk
Through: William Homka, City Manager
Date: September 12, 2023
Re: Resolution 2023-36: Appointing Judges and Clerks for the regular municipal election on October 3, 2023 and Judges to serve on the Canvass Committee

SUMMARY: City Code requires Council to appoint three judges and Council may appoint two clerks to serve as the Election Board for the municipal election to be held on October 3, 2023; and Council is to appoint three judges to serve as the Canvass Committee on October 6, 2023. Resolution 2023-36 accomplishes these mandates.

PREVIOUS COUNCIL ACTION: Council adopts a similar resolution for each local election.

DISCUSSION: UCO 4.08.020 requires appointment of three judges and states council may appoint two clerks to serve as the Election Board, and allows for the City Clerk to appoint additional clerks should the need arise.

City Council is to act as the Canvass Committee or may appoint three judges to constitute the Canvass Committee, which is the option typically taken. Traditionally, one Council member serves on the Canvass Committee and this year Shari Coleman has agreed to serve in this capacity.

Additionally, Code states that Council determines the rate of pay for non-employee election workers by resolution. Resolution 2023-36 sets the hourly rate of pay at \$20 per hour. The City Clerk feels this rate of pay is fair and reasonable, as it matches what the State of Alaska, Division of Elections pay their election workers, and the Clerk's Department budget contains sufficient funds to cover the expense.

ALTERNATIVES: None.

FINANCIAL IMPLICATIONS: Pay for non-employee election workers is included in the Clerk's Office FY24 budget.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2023-36.

PROPOSED MOTION: This is a consent agenda item and will be included in the motion to adopt the consent agenda.

CITY MANAGER'S COMMENTS: The City Manager concurs with the Staff Recommendation.

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-37

A RESOLUTION OF THE UNALASKA CITY COUNCIL APPROVING A 30-YEAR LEASE PERIOD FOR A TIDELAND LEASE AGREEMENT BETWEEN THE CITY OF UNALASKA AND THE OUNALASHKA CORPORATION, FOR A PORTION OF TRACT D OF UNALASKA TIDELANDS SURVEY NO. 103

WHEREAS, the City of Unalaska is the owner of Unalaska tideland Tract D of Unalaska Tidelands Survey No.103, containing 310.11 acres, more or less, according to the Survey Plat recorded in the Aleutian Islands Recording District as Plat 2013-13; and

WHEREAS, Ounalashka Corporation, desires to lease a 7.86-acre portion of Tract D of UTS No.103, for a 30-year period to provide storage space in support of Trident's new facility construction and future needs; and

WHEREAS, Unalaska Code of Ordinances § 7.12.020 UCO requires City Council approval of any lease of City property having a term greater than 5 years; and

WHEREAS, the City Council has determined that a new 30-year lease is of benefit to the City as it promotes long-term, substantial, durable, and desirable investment in the City of Unalaska's tidelands and allows for an existing business to expand its practices in our community.

NOW THEREFORE BE IT RESOLVED THAT THE UNALASKA CITY COUNCIL approves the 30-year lease period for a tideland lease between the City of Unalaska and the Ounalashka Corporation for a 7.86-acre portion of Tract D of Unalaska Tidelands Survey No.103 in accordance with the City Manager Regulations for Tideland Leasing.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on September 12, 2023.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjorie Veeder, Acting Planning Director
Through: William Homka, City Manager
Date: September 12, 2023
Re: Ordinance 2023-37: Approving a 30-year lease period for a Tideland Lease Agreement between the City of Unalaska and the Ounalashka Corporation, for a portion of Tract D of Unalaska Tidelands Survey No. 103

SUMMARY: A tideland lease between the City of Unalaska and the Ounalashka Corporation (OC) has been drafted and is being processed in accordance with City code and policies. City Council approval is required for the lease because the term is greater than five (5) years. Staff recommends approval of Resolution 2023-37.

PREVIOUS COUNCIL ACTION: None.

BACKGROUND: OC submitted an application in July for a previously unleased tideland. This lease application is for a 7.86-acre portion of a City-owned tideland known as Tract D of Unalaska Tideland Survey (UTS) 103. OC was the upland owner, and as such, no notification of adjacent owners was needed.

Pursuant to UCO 7.12.020, no lease shall exceed thirty (30) years unless the City Council determines the purpose of the lease, or the nature of improvements placed thereon, provide benefits to the city that warrant a longer lease term. City Council shall approve leases with terms greater than five years. Any renewal period or option to renew the lease period shall be included in the term of the lease in computing the five-year period of time.

DISCUSSION: OC submitted an application to lease approximately 7.86 acres of UTS 103 (Plat 2013-13). At the time of the application, this parcel was undeveloped and sits south the City's Trident lease area and the future Trident site. OC then intends to sublease the parcel to Trident for fill in support of their construction efforts and future use.

OC has provided proof of insurance, meeting all insurance requirements as identified in the lease agreement. Additionally, as described in the Regulations, a performance bond based on 5% of the estimated value of the existing improvements will need to be provided to the city prior to the signing the agreement.

Army Corps of Engineers permits have been acquired for fill. Due to the nature of construction timelines, the area is already approved for fill in order to maintain the flow of construction at the Trident site.

All other required permits will need to be obtained by prior to any new development. Additionally, required building permits will need to be obtained from the Department of Public Works. No construction will be permitted by the City until documentation is provided to verify that these permits have been issued, as noted in the lease agreement.

The City Manager Regulations for Tidelands recommend lease terms of 30-years. This application seeks a 30-year term.

ALTERNATIVES: If the City Council finds that it is not in the best interest of the City to approve Resolution 2023-37 as is, it may alternatively grant the lease agreement for less than 30 years, or reject the application for lease altogether. Any further extension of the lease must come from the applicant.

FINANCIAL IMPLICATIONS: The appraisal firm photographed and toured the site and an appraisal is forthcoming. City regulations and policies establish the annual lease rate to be 10% of the property's unimproved value over 30 years, plus additional rent with reappraisals, tax revenue and reimbursement for the cost of the initial appraisal.

LEGAL: The lease was developed in consultation with the City Attorney.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2023-37.

PROPOSED MOTION: I move to adopt Resolution 2023-37.

CITY MANAGER COMMENTS: I support staff's recommendation.

ATTACHMENTS:

- 1) Proposed Lease with Exhibit A
- 2) UTS 103 Tr. D - Trident South Lease Area Map

CITY OF UNALASKA
TIDELAND LEASE AGREEMENT
FOR CITY OWNED TIDELANDS
UTS 103, Tract D: 7.86 Acres

This Lease Agreement is made and entered into this ___ day of _____, 2023, between the City of Unalaska, a first-class Alaska municipal corporation (“Lessor”), whose address is P.O. Box 610, Unalaska, Alaska 99685, and Ounalashka Corporation (“Lessee”), whose address is P.O. Box 149, Unalaska, Alaska 99685.

NOW THEREFORE, the Lessor and the Lessee, in consideration of the mutual covenants and conditions stated in this Lease, agree as follows:

Leased Premises. The Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, the following parcel of land (collectively “Parcel”), which is situated in the State of Alaska, identified as follows:

A portion of Tract D of Unalaska Tideland Survey No. 103, containing 7.86 acres, more or less, according to the survey plat recorded in the Aleutian Islands Recording District, on December 9, 2013, as plat number 2013-13 as shown in the attached Exhibit A

EXCEPTING AND RESERVING THEREFROM, to the Lessor and its assigns during the term of this Lease, the following specific interests, which shall be in addition to and not in derogation of any general reservations to the Lessor which may be stated elsewhere in this Lease:

- A. Easements, rights of way and reservations of record.
 - B. The rights of the public to access tidelands under the Alaska Constitution.
 - C. The rights of the public to access tidelands under the Public Trust Doctrine
1. Term. (a) The term of this Lease shall be for a period of 30 years, commencing on the 1st day of September, 2023 and ending on the 31st day of July, 2053, unless sooner terminated as herein provided.
- (b) Lessee may terminate this Lease prior to the end of the Term by providing written notice of termination 30 days prior to the termination together with payment of an early

termination fee equal to 20% of the annual Rent for the year in which such notice is given multiplied by the number of full years then remaining in the Term.

2. Rent. The Lessee shall pay to the Lessor the following rent (“Rent”) for the Parcel: equal annual payments, in advance, on or before the 10th day of the first month of the period of said rental term at the rate of _____ for the 7.86 Acre Parcel per annum, such annual rental payments to be subject to adjustment in accordance with Paragraph 3 of this Agreement.

The cost of the reappraisal used to calculate this lease rate was \$ _____, originally paid for by the City. The Lessee shall pay the Lessor the following reimbursement for the Initial Appraisal of the Parcel: on or before the 10th day of the first month of the period of said rental term at the rate of _____.

3. Adjustments to Rent. Rent due under this Agreement shall be adjusted upward or downward as follows:

The annual rent will typically be 10% of the appraised value of the tideland, including all previously existing improvements, as determined by an appraiser or based on the Fair Market Rent as established by an appraiser. Commencing at the end of the fifth (5th) year of the term, and continuing at the end of every five (5) years thereafter the Parcel, including any previously existing improvements included in this Lease Agreement, but excluding improvements made by Lessee, shall be reappraised by the City of Unalaska and the annual rent shall be adjusted accordingly. In some instances, a letter of opinion from an appraiser may be all that is warranted and may be considered every five years with a reappraisal every 10 years. Rent shall at no point be less than \$2,250 per acre with a \$2,250 minimum annual rent. The cost of subsequent reappraisals will be split equally between the City and the Lessee.

4. Payment of Rent. Rent payments shall be made payable to the City of Unalaska and delivered to the City of Unalaska Finance Department, P.O. Box 610, Unalaska, Alaska 99685, or to any other address which Lessor may designate in writing.
5. Interest on Delinquent Payments. All unpaid rents and fees shall accrue interest at the rate of ten and one-half per cent (10.5%) per annum beginning thirty (30) days after payment is due.
6. Use of Parcel. The Lessee shall use and occupy the Parcel in compliance with all applicable laws, regulations, ordinances and orders which a public authority has promulgated or may promulgate, including those of a building or zoning authority and those relating to pollution and sanitation control and those relating to City of Unalaska sales taxation . The Lessee shall not permit any unlawful occupation, business, or trade to be conducted on the Parcel. The Lessee shall properly locate itself and its improvements on the Parcel, and shall not commit waste of the Parcel, whether ameliorated or otherwise. Notwithstanding such laws, regulations, ordinances and orders, the Lessee shall maintain the Parcel in a reasonably neat and clean condition, and take all prudent precautions to prevent or suppress pollution of the ground, surface water, air, or land, and to prevent erosion or destruction of the land.
7. Improvements. The Lessee may make permanent improvements to the Parcel permitted by applicable law. Improvements shall be made to the leased tideland within 2 years of the signing of

the lease, or lease may be revoked. The Lessee must within 90 days of completion of any such improvements including, but not limited to, structural improvements, clearing, leveling, excavation, and backfill, file with the Lessor adequate and reasonable documentation of such improvements, setting forth all applicable costs and quantities. Failure to provide such documentation may result in a loss of credit to the Lessee for such improvements when the original condition of the Parcel is determined for reappraisal purposes under Paragraph 3 hereof.

8. Encumbrance of Parcel. The Lessee, during the term of this Lease, shall not encumber or cloud the Lessor's reversionary interest in the Parcel, without the prior written consent of the Lessor, which shall not be unreasonably withheld; and any such act or omission, without the prior written consent of the Lessor, shall be voidable by the Lessor.
9. Notices of Non-responsibility and Completion. Prior to commencing any improvements on the Premises costing more than twenty thousand dollars (\$20,000.00), individually or in the aggregate, Lessee shall obtain from Lessor and duly post and record an appropriate notice of Lessor's non-responsibility for such Improvements, pursuant to the requirements of AS 34.35.065 or its successor. Lessee shall, upon the completion of any improvements to the Property, promptly give and record an appropriate notice of completion respecting all such Improvements, pursuant to the requirements of AS 34.35.071 or its successor.
10. Assignment of Lease and Sublease of Parcel. The Lessee may not assign this Lease or sublet the Parcel, without the prior written consent of the Lessor, which shall not be unreasonably withheld. No assignment of this Lease shall be approved until the assignee agrees to be subject to and governed by the provisions of this Lease in the same manner as the original Lessee to the extent that they may be applicable to the sublease except for the payment of Rent and other monetary obligations. No such assignment or sublease will be effective until approved by the Lessor in writing or shall annul the Lessee's obligation to pay the rent herein required for the full term of this Lease. Except as permitted by the Lessor, no subdivision of the Lessee's leasehold interest, including any exposed airspace thereon, shall occur.
11. Denial of Warranty Regarding Conditions. The Lessor neither makes any warranty, express or implied, nor assumes any liability whatsoever, regarding the natural, social, economic, or environmental conditions of the Parcel, including, without limitation, the soil, water and drainage conditions, natural or artificial hazards, and the profitability or fitness of the Parcel for any use.

Lessee represents and warrants that it has independently inspected the Parcel and made all tests, investigations and observations necessary to satisfy itself of the condition of the Parcel. Lessee shall and is relying solely on such independent inspection, tests, investigations and observations in making this Agreement. Lessee accepts and shall be responsible for any risk of harm to any person and property, including but not limited to, employees of Lessee, from any latent defects in the Property.

12. Agreement to Terms of Lease. The Lessor and the Lessee agree and recognize that each of the covenants and conditions in this Lease and any attachments thereto are merged and incorporated into this agreement and shall be binding upon themselves and upon their respective successors, successors in interest and assigns and shall inure to their benefit. The Lessor and the Lessee further agree and recognize that this Lease shall be conditioned upon satisfactory performance by the Lessor and the Lessee of all covenants and conditions contained herein.

13. Payment of Taxes and Assessments. The Lessee shall pay as additional rent all real property taxes and assessments lawfully levied upon the Parcel during the term of the Lease.
14. Utilities and Services. Lessee shall, at its expense, procure and timely pay for all services and utilities and hook-ups therefore which are necessary or appropriate for its operation or use of the Parcel.
15. Easements. Lessor reserves the right to make grants to third parties or reserve to the Lessor easements through, on or above the Parcel for the purpose of providing water, sewer or electric services to the Parcel or to adjacent properties, or for the purpose of providing reasonable public access to public waters, provided that no such easement or may be granted or reserved which unreasonably interferes with the Lessee's use of the Parcel.
16. Condemnation of Leasehold Improvements. If the whole or any part of the Parcel is taken by any authorized body or person vested with the power of eminent domain, by negotiation, court action, or otherwise, the following provisions control:
 - (a) If all of the Parcel is taken by condemnation, this Lease and all rights and obligations of the Lessee will immediately terminate, and the rent will be adjusted so that it is due only until the date the Lessee is required to surrender possession of the Parcel. The Lessor is entitled to all the condemnation proceeds, except that the Lessee will be paid the portion of the proceeds attributable to relocation costs or to improvements located on the Parcel.
 - (b) If the taking is of a substantial part of the Parcel, the following rules apply:
 - (1) If the taking reduces the ground area of the Parcel by at least 30 percent or materially affects the use being made by the Lessee of the Parcel, the Lessee has the right to elect to terminate or not to terminate this Lease by written notice to the Lessor not later than 180 days after the date of taking.
 - (2) If the Lessee elects to terminate this Lease, the provisions in (a) of this subsection govern the condemned portion of the Parcel and the terms of the Lease govern disposal of the remainder if any.
 - (3) If the Lessee elects not to terminate, the Lease continues and the Lessor is entitled to the full condemnation proceeds, except the Lessee will be paid the portion attributable to relocation costs or to improvements located on Parcel. Except as it may be adjusted from time to time under the terms of this Lease, rent for the balance of the term will be equitably adjusted by the Lessor to reflect the taking.
 - (c) If the taking by condemnation reduces the ground area of the Parcel by less than 30 percent and the Lessee's use of the Parcel is not materially affected, the provisions of (b)(3) of this subsection will govern.
17. Access. The Lessor makes no representations or warranty that it will construct or maintain access to the Parcel.

18. Valid Existing Rights. This Lease is entered into and made subject to all valid existing rights, including easements, rights-of-way, reservations, or other interests in land of record on the date of execution of this Lease.
19. Inspection. The Lessor shall have reasonable access to the Parcel for purposes of inspection regarding the faithful performance by the Lessee of the covenants and conditions of this Lease and for the performance of other lawful requirements.
20. Mineral Reservations. The Lessor hereby expressly saves, excepts, and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, all oils, gases, coal, ores, minerals (other than sand, gravel and rock), fissionable materials, geothermal resources, and fossils of every name, kind or description, and which may be in or upon said lands above described, or any part thereof, and the right to explore the same for such oils, gases, coal, ores, minerals (other than sand, gravel and rock), fissionable materials, geothermal resources, and fossils. The Lessor also hereby expressly saves and reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right to enter by itself, its or their agents, attorneys, and servants upon said lands, or any part or parts thereof, at any and all times, for the purpose of opening, developing, drilling and working mines or wells on these or other lands and taking out and removing therefrom all such oils, gases, coal, ores, minerals (other than sand, gravel and rock), fissionable materials, geothermal resources, and fossils, and to that end it further expressly reserves out of the grant hereby made, unto itself, its lessees, successors, and assigns forever, the right by its or their agents, servants and attorneys at any and all times to erect, construct, maintain, and use all such buildings, machinery, roads, pipelines, power lines, and railroads, sink such shafts, drill such wells, remove such soil, and to remain on said lands or any part thereof for the foregoing purposes and to occupy as much of said lands as may be necessary or convenient for such purposes, hereby expressly reserving to itself, its lessees, successors, and assigns, as aforesaid, generally all rights and power in, to and over said land, whether herein expressed or not, reasonably necessary or convenient to render beneficial and efficient the complete enjoyment of the property and rights hereby expressly reserved.

Provided, however, that no rights reserved hereunder shall be exercised by the Lessor or its subsurface lessees, until provision has been made by the Lessor or its subsurface lessees to pay to the Lessee of the land upon which the rights are herein reserved, full payment for all damages and losses sustained by said Lessee by reason of entering upon said land; and provided further that, if the Lessee for any cause whatever refuses or neglects to accept such damage or loss payment, the Lessor or its subsurface lessees, or any applicant for a subsurface lease, contract or option from the Lessor or its subsurface lessee for the purpose of exploring for or extracting valuable minerals (other than sand, gravel and rock), coal, petroleum, natural gas, or geothermal resources shall have the right, after posting an adequate surety bond for the Lessee, as the obligee, issued by a corporation qualified to do business in Alaska and licensed to sell insurance in Alaska, or after posting for the Lessee, as the obligee, an adequate bond executed by one or more individual sureties approved by the Lessee and after due notice and an opportunity to be heard, to exercise rights granted to it for reasonable use of the surface required for the full enjoyment of the reserved subsurface rights which it holds. Each surety bond shall be sufficient in amount and security to secure the affected rights of the Lessee, and the Lessee and the Lessor or its subsurface lessee shall have the standing which may be necessary to seek a determination of the damages and losses which the Lessee may suffer, and the security appropriate to hold the Lessee harmless in relation thereto.

21. Appropriation or Disturbance of Waters. During the term of this Lease, the Lessee shall have the right to apply for an appropriation of ground or surface water on the Parcel in accordance with the Alaska Water Use Act. All water applied for and appropriated during the term of this Lease shall remain appurtenant to the Parcel during said term, and such water and water rights shall not be severed or transferred from the Parcel or any part thereof during said term without the prior consent of the Lessor. The Lessee's rights under any permit or certificate of appropriation shall revert to the Lessor upon termination of the Lease or forfeiture of the Lease for cause.
22. Acquisition of Rights or Interests. Any right or interest acquired during the term of this Lease and accruing to the benefit of the Parcel shall remain appurtenant to the Parcel during that term, and shall not be severed or transferred from the Parcel without the prior consent of the Lessor. In the event of termination or forfeiture of this Lease, any such right or interest shall revert to the Lessor along with the Parcel.
23. Land Alterations Due to Natural or Artificial Causes. The Parcel described herein shall constitute the entire Parcel of property to be leased by the Lessor to the Lessee pursuant to this agreement. If, through natural or artificial causes, accretion or reliction of land occurs on property contiguous to the Parcel that is owned by the Lessor, the Lessee shall have no right to occupy or use such contiguous property unless a separate lease is entered with the Lessor with respect to such property. The parties agree and stipulate that the rules of law usually applicable to accretion or reliction of land shall not apply to this Lease, nor to the Parcel leased hereunder, in order that the parties may give effect to the provision agreed upon herein.
24. Environmental Indemnification. If any hazardous substances are released or discharged on or from the Parcel to, on or about the Parcel or other properties, including, but not limited to, the surface or subsurface waters adjacent to the Parcel during the term of this Agreement, Lessee shall indemnify, defend, and hold Lessor harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses, including, but not limited to, costs incurred in connection with any investigation of site conditions or any cleanup, remediation, removal, or restorative work required by any federal or state agency due to the presence of hazardous substances in the soil or groundwater on or under the Parcel or other affected properties, whether such losses arise during or after the term of this Agreement, but only to the extent that such release or discharge is not caused by the fault of Lessor or its agents, representatives, contractors or employees.
25. Lease Subject to Public Trust. This Agreement is subject to the principles of the Public Trust Doctrine.
26. Hazardous Substances. Lessor represents and warrants to Lessee that, to the best of its information, knowledge and belief, no hazardous substances have been released, discharged or spilled on the Parcel; however, Lessor does not represent, warrant or guarantee that this is necessarily the case. Otherwise, Lessor has made no express or implied representations or warranties to Lessee with respect to the release, discharge or spillage of any hazardous substances in, on or about the Parcel. Lessee hereby releases and discharges Lessor, its affiliates and all of their respective past, present and future officials, employees, agents, attorneys, insurers and representatives, with prejudice, from any and all claims, obligations or liabilities which have arisen, resulted from or are based upon, or may in the future arise out of, result from or be based upon, in whole or in part, the past release, discharge or spill of any hazardous substances or other environmental pollution in, on or about the

Parcel, regardless of whether such claim, obligation or liability, or the type or extent thereof, is now known or foreseeable; provided, however, that such release and discharge shall be inapplicable to claims, obligations and liabilities that are based upon a material breach of the representations and warranties made by Lessor in this Agreement.

27. Definition of Hazardous Substance. Hazardous substance, as such term is used in this Agreement, includes: (a) (1) crude oil, (2) petroleum, (3) diesel fuel, (4) marine fuel, (5) heating oil, (6) gasoline, (7) motor oil, (8) kerosene, (9) aviation fuel, (10) other petroleum products, additions and derivatives, (11) urea formaldehyde foam insulation, (12) asbestos, and (13) polychlorinated biphenyls; and (b) any other (1) pollutant, (2) contaminant or (3) toxic, flammable, explosive, radioactive, noxious, hazardous, extremely hazardous, dangerous or potentially dangerous waste, material or substance, the response to which or the remediation or removal of which is required, or the manufacture, preparation, production, use, maintenance, treatment, storage, transfer, disposal, handling, processing or ownership of which is restricted, prohibited, regulated or penalized by any federal or state law or regulation as now or hereafter in effect.
28. Spill Prevention. Any fuel or oil stored on the Parcel shall be stored so as to prevent the discharge thereof from entering any ground or surface waters. Lessee shall promptly clean or mop up any fuel or oil spilled on or about the Parcel. If Lessee's use of the Parcel results in hazardous substances being on or about the Parcel, Lessee shall:
- (a) Have materials and equipment available on the Parcel at all times sufficient to contain and clean up any hazardous substance that may reasonably be expected to be spilled on or about the Parcel. A list of said material and equipment shall be provided to Lessor for approval at the request of Lessor which approval shall not be unreasonably withheld. Lessee shall comply with all reasonable requests of Lessor regarding the amount and type of equipment and material to be kept available on the Property to contain and clean up any hazardous substance that may reasonably be expected to be spilled on or about the Property.
 - (b) Prior to commencing operations from any improvement on the Parcel for which a DEC-approved Spill Contingency Plan is required, Lessee shall provide evidence of the existence of such an approved plan in a form acceptable to Lessor.
 - (c) Lessor's inspection rights identified in paragraph 24 specifically include the right to inspect the materials indicated as present and stored for purposes of responding to spills of hazardous substances on the Parcel.
29. Erosion Prevention. Lessee shall prevent unwarranted erosion of the Parcel that is caused by Lessee's use or occupancy of the Parcel. Any such erosion shall be repaired in a manner satisfactory to Lessor at Lessee's sole expense.
30. Waiver or Forbearance. The receipt of rent by the Lessor, with or without knowledge of any breach of the Lease by the Lessee, or of any default on the part of the Lessee in the observance or performance of any of the terms, conditions or covenants of this Lease, shall not be deemed to be a waiver of any provision of this Lease. No failure on the part of the Lessor to enforce a condition or covenant of this Lease, nor the waiver of any right hereunder by the Lessor, unless in writing, shall discharge or invalidate the application of such term or covenant; nor shall any forbearance or written waiver affect the right of the Lessor to enforce any term or covenant in the event of any

subsequent breach or default. The receipt by the Lessor of rent or any other sum of money, or the termination in any manner of the Lease, or the giving by the Lessor of any notice hereunder to effect such termination, shall not reinstate, continue, or extend this Lease, nor destroy or in any manner or impair the validity of any such notice of termination which may have been given hereunder by the Lessor to the Lessee prior to the receipt of any such sum of money or other consideration, unless the contrary effect shall be expressed in writing and signed by the Lessor.

31. Bankruptcy. In the event Lessee becomes insolvent, makes an assignment for the benefit of creditors, becomes the subject of a bankruptcy proceeding, reorganization, arrangement, insolvency, receivership, liquidation, or dissolution proceedings, or in the event of any judicial sale of Lessee's interest under this Lease, Lessor shall have the right to declare this lease in default.

32. Breach and Remedies.

(a) Time is of the essence of this Lease. If the Lessee shall materially breach any of the terms, covenants, conditions or stipulations contained in this Lease or attached hereto which are applicable to it, and said breach shall not be completely cured within 60 days after written notice of such breach has been served by the Lessor upon the Lessee and each holder of a security interest in the Lessee's interest under this Lease that has notified the Lessor of such security interest, the Lessee shall be subject to such legal rights and remedies as the Lessor shall have available to it under applicable law, including, but not limited to, the termination of this Lease; provided, however, that no improvements now upon the Parcel, or which may be placed thereon during the term of this Lease, may be removed therefrom during any time in which the Lessee may be in material breach of this Lease. In the event that this Lease is terminated by the Lessor for a material breach by the Lessee of this Lease, all rents paid by the Lessee shall be forfeited to and retained by the Lessor, not as a penalty, but as liquidated damages for such breach. The Lessor shall not be liable for any expenditures made by the Lessee or undertaken by the Lessee under this Lease prior to such termination.

(b) If the Lessee fails to completely cure a material breach of this Lease by it within the time allowed in (a) of this paragraph, any holder of a security interest in the Lessee's interest under this Lease who has notified the Lessor of such security interest may cure or remedy such breach if the breach can be cured by the payment of money or, if this cannot be done, by performing, or undertaking in writing to perform, the Lessee's obligations which are the subject of such breach that are capable of performance by the holder. The holder shall act within 60 days from the date of receipt of notice under (a) of this paragraph, or within any additional period which the Lessor may allow for good cause.

(c) In the event that this Lease is terminated, or in the event that the Parcel is abandoned by the Lessee during the term of this Lease, the Lessor may immediately, or at any time thereafter, enter or reenter and take possession of such Parcel and without liability for any damage therefore, remove all persons and personal properties therefrom, either by summary proceedings or by suitable action at law; provided, however, that the words "enter" and "re-enter" as used herein are not restricted to their technical legal meaning. Any entry or re-entry, possession, repossession, or dispossession by the Lessor, whether taken by summary proceedings or otherwise, shall not be deemed to absolve, relieve, release or discharge the Lessee, either in whole or part, for any monetary liability under the Lease.

33. Disposition of Improvements and Personality After Termination:

- (a) Improvements, fixtures, machinery and equipment owned by lessee shall be removed by lessee from the Property within sixty (60) days after the expiration or termination of this Lease; provided that such removal will not cause injury or damage to the Property, or if it does, Lessee shall indemnify Lessor for the full amount of such damage; and further provided that any improvements, fixtures, machinery or equipment left on the Property by Lessee shall be in good, safe and tenantable or operable condition; and further provided that Lessee shall not commit, create, leave or allow to exist on the Property any nuisance or public nuisance. The Lessor may extend the time for such removal in case hardship is shown to Lessor's satisfaction, provided application for extension has been made in writing and received by Lessor within said sixty (60) day period.
- (b) Any buildings, improvements, fixtures, machinery, equipment or other items of real or personal property, which are not removed from the Property within the time allowed in paragraph 33 (a) of this Lease, shall immediately become the property of Lessor and title thereto shall vest in Lessor without further action on the part of Lessee or Lessor. Lessor may use, sell, destroy, or otherwise dispose of any such property in any matter that it sees fit, without further obligation to Lessee.

34. Indemnification. To the fullest extent allowed by law, Lessee shall defend, indemnify and hold harmless Lessor from and against all claims and demands for loss or damage, including property damage, personal injury, wrongful death, and wage or employment claims arising out of or in connection with the use or occupancy of the Parcel by Lessee or by any other person holding under Lessee from any accident or fire on the Parcel and from any nuisances made or suffered thereon; and from any failure by Lessee to keep the Property in a safe and lawful condition except to the extent that such claims or demands are caused by the fault of Lessor or its agents, representatives, employees or contractors.

35. Surrender of Leasehold. Upon the expiration or sooner termination of this Lease, the Lessee shall quietly and peaceably leave, surrender and yield up unto the Lessor all of the Parcel. In the event that Lessee remains in possession of the Parcel after the expiration of this Agreement with Lessor's permission, Lessee shall be deemed to be occupying the Property as a month-to-month tenant, subject to all of the terms and conditions of this Agreement and the law, to the extent that they may be applicable to a month-to-month tenant.

36. Required Insurance. The following insurance coverage is required to be furnished by the Lessee and is subject to annual review and adjustment by the Lessor, who may require reasonable increases in such coverage based on increased risks. Proof of the following coverage must be shown prior to execution of this Lease. A current certificate of insurance shall be submitted to the City each year.

The insurance policies must be written by a company or companies that are on the Alaska Division of Insurance's "admitted list" or "surplus lines insurance list". The broker/agent must be licensed to do business in the State and, if surplus lines insurance is provided, the broker must have a surplus broker license.

- (a) Comprehensive (Commercial) General Liability Insurance. Such insurance must have coverage

limits of not less than \$1,000,000 combined single limits per occurrence and not less than two million dollars (\$2,000,000) aggregate limits and shall include premises operations, independent contractors, products/completed operations, broad form property damage, blanket contractual and personal injury endorsements.

The policies evidencing such coverage shall contain, or be endorsed to:

- (1) The Lessor, its officers, its agents and its employees are to be covered as additional insureds with respect to liability arising out of use of the Parcel or operations of the Lessee with respect to the Parcel.
 - (2) The Lessee's insurance coverage shall be primary insurance with respect to the Lessor, its officers, agents, and employees. Any insurance or self-insurance maintained by the Lessor shall be excess of the Lessee's insurance and shall not contribute to it.
 - (3) Coverage shall state that the Lessee's insurance shall apply separately to each insured against whom claim is made or suit brought except with the respect to the limits of insurer's liability.
 - (4) That, as respects the interests of Lessor, such insurance shall (A) not be invalidated by any action or neglect of any person other than Lessor and (B) insure Lessor regardless of any misrepresentation, breach or non-observance of any warranty, declaration or condition contained in any applications by Lessee for, or policy evidencing, such insurance; and
 - (5) That no such insurance shall be canceled or materially changed as respects the interests of Lessor on less than thirty days prior written notice to Lessor;
- (b) Workers' Compensation and the Employer's Liability Coverage. The Lessee shall be covered with workers compensation insurance and employer's liability insurance in the required statutory amounts.

37. Notices. All notices required or permitted under this Lease shall be personally delivered or sent by certified mail, postage prepaid, to the parties at the following addresses:

To Lessor: City of Unalaska
 P.O. Box 610
 Unalaska, Alaska 99685

To Lessee: Ounalashka Corporation
 P.O. Box 149
 Unalaska, Alaska 99685

Any notice or demand which must be given or made by the Lessor or the Lessee shall be in writing and shall be complete if personally delivered or sent by United States certified mail to the address shown in the Lease Agreement, or to such other address as each of the parties may designate in writing from time to time. A copy of any such notice shall be forwarded to the Lessor, and to the holder of any security interest in the Lessee's interest in the Lease has properly given notice of its

security interest in the Lease to the Lessor.

- 38. Integration and Modification. This Lease, including all attachments and documents which by reference are incorporated herein or made a part hereof, contains the entire agreement between the parties hereto.
- 39. Amendments. This Lease may not be modified or amended except by a document signed by both parties hereto, and any purported amendment or modification shall be without legal effect until reduced to writing and signed by both parties hereto.
- 40. Severability of Clauses of Lease Agreement. If any clause, or provision, herein contained, shall be adjudged to be invalid or unenforceable, it shall not affect the validity or enforceability of any other clause or provision of this Lease or give any cause of action in favor of either party as against the other.
- 41. Applicable Law. This Lease shall be governed by the laws of the State of Alaska. The venue for any dispute between the parties shall lie exclusively with the courts for the Third Judicial District for the State of Alaska at Anchorage, or, alternatively, with the United States District Court for the District of Alaska at Anchorage, unless a nonwaivable federal or Alaska law should require to the contrary.

IN WITNESS WHEREOF the Lessor and the Lessee have caused these presents to be executed in duplicate, and have hereunto set their respective hands, agreeing to keep, observe and perform the terms, conditions and provisions herein contained or attached, which on the Lessor's or the Lessee's respective parts are to be kept, observed and performed.

LESSEE:

 Natalie Cale, Interim CEO
 Ounalashka Corporation

STATE OF ALASKA)
) ss.
 Third Judicial District)

The foregoing instrument was acknowledge before me on the ____ day of _____ 2023, by Natalie Cale, Interim CEO of Ounalashka Corporation, an Alaska Corporation, on behalf of the corporation.

 NOTARY PUBLIC in and for the State of Alaska
 My Commission Expires: _____

LESSOR:

William Homka, City Manager
City of Unalaska

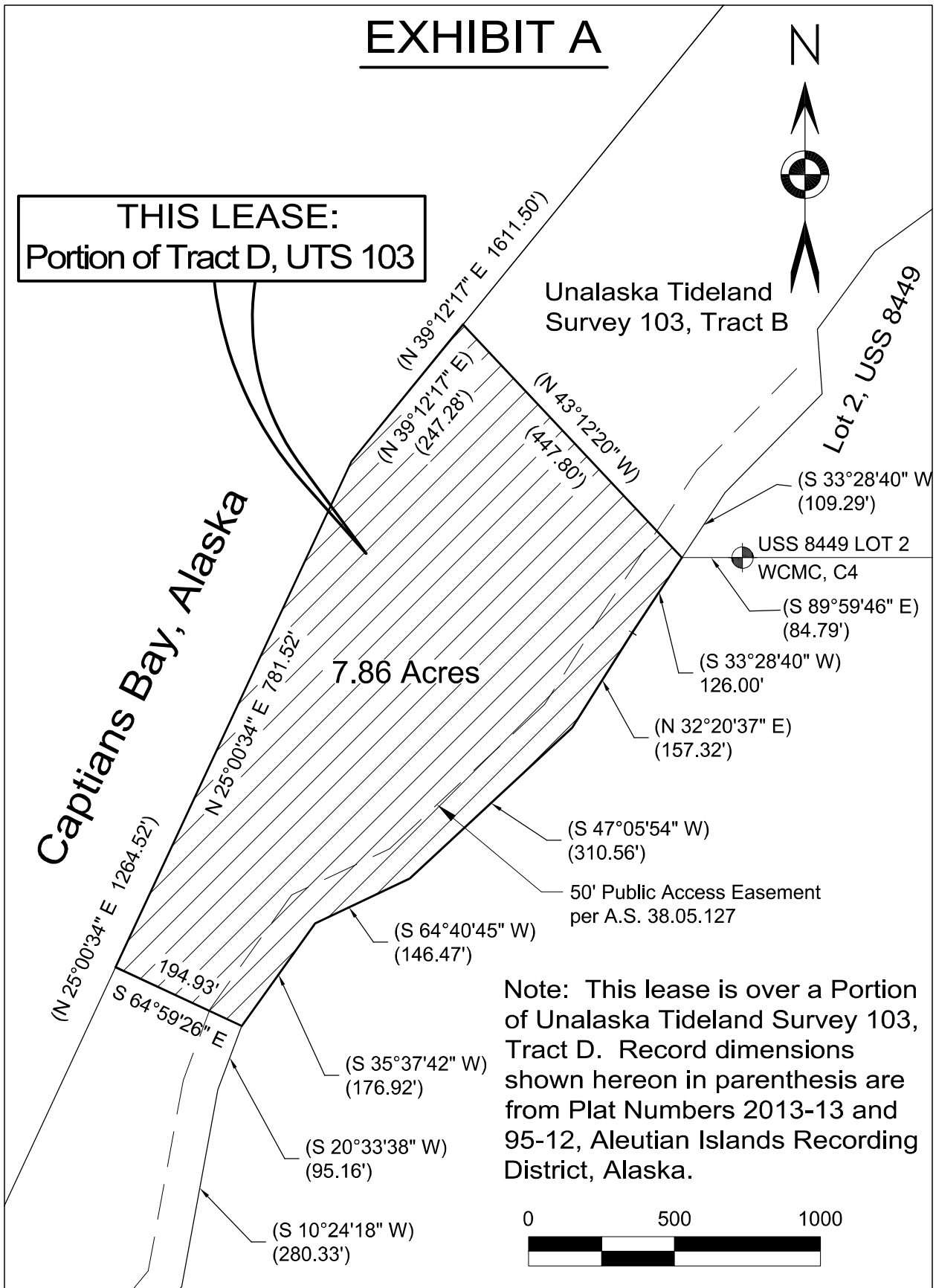
STATE OF ALASKA)
) ss.
Municipality of Unalaska)

The foregoing instrument was acknowledged before me this ____ day of _____, 2023, by William Homka, City Manager for the City of Unalaska, a First Class Alaska Municipal Corporation, on behalf of the City of Unalaska.

NOTARY PUBLIC in and for the State of Alaska
My Commission Expires: _____

EXHIBIT A


THIS LEASE:
Portion of Tract D, UTS 103

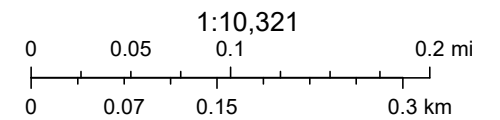


UTS 103 Tr. D - Trident South Lease



9/7/2023, 10:48:40 AM

-  Parcels
-  Streets



CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-38

A RESOLUTION OF THE UNALASKA CITY COUNCIL APPROVING A 20-YEAR LAND LEASE AGREEMENT BETWEEN THE CITY OF UNALASKA AND EARTHSCOPE CONSORTIUM INC., FOR A CORS STATION ON A PORTION OF LOT 1 NEEDLE SUBDIVISION, PLAT 95-32

WHEREAS, the City of Unalaska is the owner of Lot 1, Needle Subdivision, Plat File No. 95-32, City of Unalaska, Aleutian Islands Recording District, Third Judicial District, State of Alaska; and

WHEREAS, EarthScope Consortium, Inc., desires to lease a portion of Lot 1 shown in the attached Exhibit A, for a 20-year period to maintain operation of an existing Continually Operating Reference Station (CORS); and

WHEREAS, Unalaska Code of Ordinances § 7.12.020 UCO requires City Council approval of any lease of City property having a term greater than 5 years; and

WHEREAS, the City Council has determined that a new 20-year lease is of benefit to the City as it promotes long-term, substantial, durable, and desirable investment in the City of Unalaska's cadastral framework, use of the Real-Time Kinematic Positioning (RTK) data, Geographic Information Systems (GIS) program, and support of the State of Alaska's and United States Government's spatial management, scientific data, and research.

NOW THEREFORE BE IT RESOLVED THAT THE UNALASKA CITY COUNCIL approves the land lease between the City of Unalaska and EarthScope Consortium, Inc. for a portion of Lot 1 shown on attached Exhibit A, in exchange for use of the RTK signal generated by the CORS station.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on September 12, 2023.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen Magdaong
City Clerk

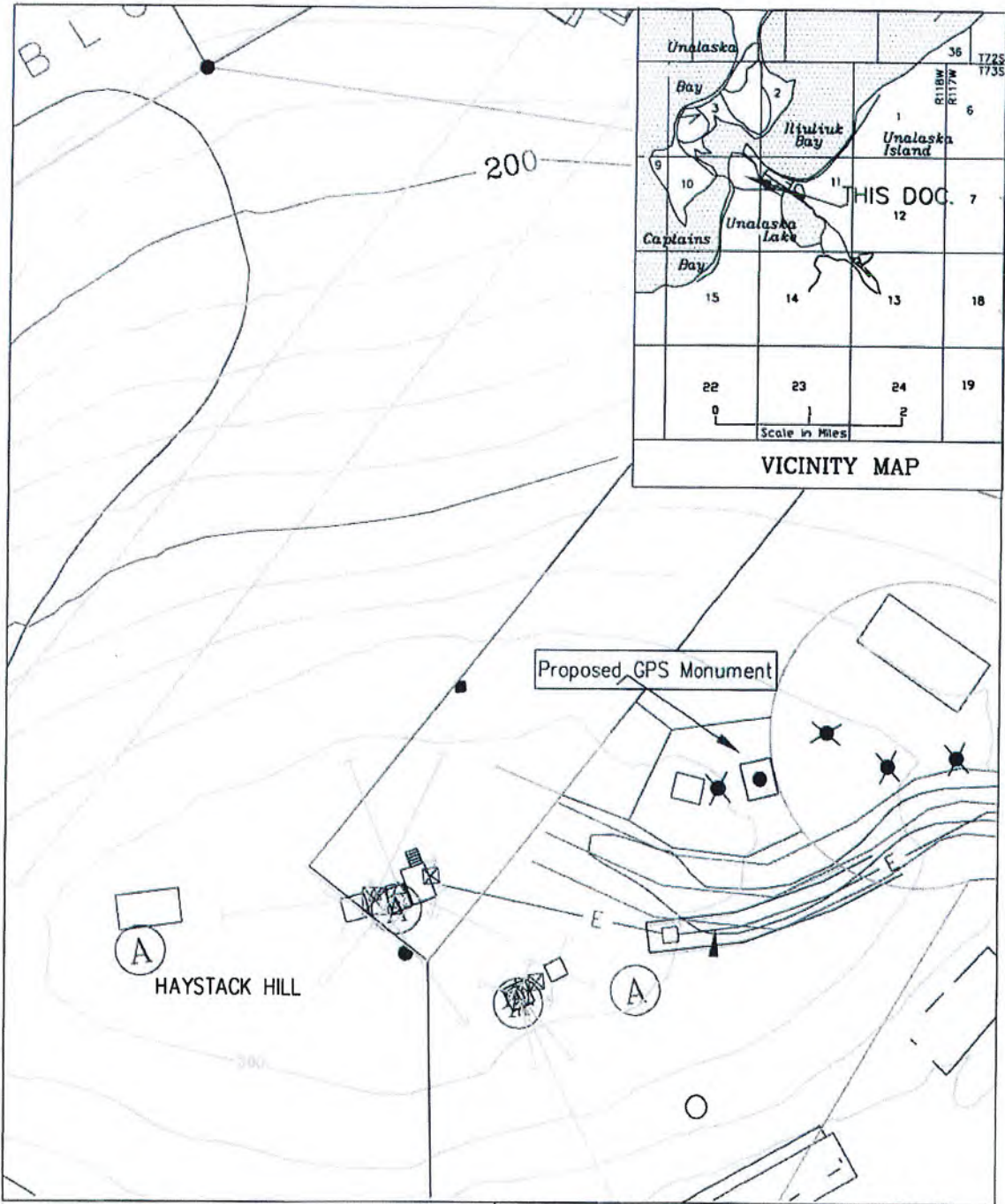


Exhibit 'A'

CITY OF UNALASKA
 Department of Public Utilities
 P. O. Box 610
 Unalaska, AK 99685

HAYSTACK HILL GPS Station Site
 Site Area = 120 Sq Feet

SCALE: 1:50
 Elevation in Meters

P80 GPS Station

DWG BY: WJF

DATE: 4-19-04

PLOT AT: 1:1

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjorie Veeder, Acting Planning Director
Through: William Homka, City Manager
Date: September 12, 2023
Re: Ordinance 2023-38: Approving a 20-year land lease agreement between the City of Unalaska and EarthScope Consortium Inc., for a CORS station on a portion of Lot 1, Needle Subdivision, Plat 95-32

SUMMARY: A land lease between the City of Unalaska and EarthScope Consortium Inc., has been drafted and is being processed in accordance with City code and policies. City Council approval is required for the lease because the term is greater than five (5) years. Staff recommends approval.

PREVIOUS COUNCIL ACTION: None.

BACKGROUND: Since 2004, the City of Unalaska's Lot 1, Needle Subdivision on top of haystack has hosted a Continually Operating Reference Station (CORS) in support of the United States Geological Survey. The CORS equipment emits a Real-Time Kinematic Positioning (RTK) data signal that allows surveyors and City officials to accurately locate and reference points on the ground.

DISCUSSION: EarthScope Consortium Inc. applied to renew their lease of approximately 12 square feet of land on Lot 1 of Needle Subdivision, Plat 95-32 (Exhibit A). This parcel is at the top of Haystack Hill and is the hub location for all radio-communications in town. Since 2004, a CORS station has been on this parcel in the same spot. In the past, these have been 5-year leases, but in the best interest of a permanent station, Staff and EarthScope are seeking a longer-term lease.

It is in the City's best interest to maintain this CORS station lease as it is the basis of our 3-dimensional position finding. In town alone, the station impacts locates of property corners, utilities, the GIS system, surveyors, and builders. Beyond the City's interests, geologic research at Makushin and tectonic research in the region on a state, federal, and international level, as part of the Plate Boundary Observatory, and the Network Of The Americas.

Pursuant to UCO 7.12.020, any lease having a term of greater than five years shall first be approved by the City Council. Staff would like to step out of the revolving door of five-year leases for permanent fixtures such as this one.

ALTERNATIVES: If the City Council finds that it is not in the best interest of the City to approve Resolution 2023-38 as is, it may alternatively grant the lease agreement for less than 20 years.

FINANCIAL IMPLICATIONS: The maximum 180 kW electric charge to the City would be \$80 per year, while the data itself is invaluable.

LEGAL: The lease was developed in consultation with the City Attorney.

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2023-38.

PROPOSED MOTION: I move to adopt Resolution 2023-38.

CITY MANAGER COMMENTS: I support staff's recommendation.

ATTACHMENTS:

1. Proposed lease
2. Image of CORS unit

LEASE AGREEMENT

This Lease Agreement is made and entered into this ____ day of _____ 2023, between the City of Unalaska, a first-class Alaska municipal corporation ("Lessor"), whose address is P.O. Box 610, Unalaska, Alaska 99685, and EarthScope Consortium, Inc. ("Lessee"), whose address is 1200 New York Avenue NW, Suite 400, Washington, DC 20005. To be recorded in Aleutian Islands Recording District, Third Judicial District, State of Alaska.

NOW THEREFORE, the Lessor and the Lessee, in consideration of the mutual covenants and conditions stated in this Lease, agree as follows:

1. Leased Parcel: The Lessor hereby leases to the Lessee, and the Lessee hereby leases from the Lessor, the following parcel of land (collectively "Parcel") located within a portion of Lot 1, Needle Subdivision, Plat File No. 95-32, City of Unalaska, Aleutian Islands Recording District, Third Judicial District, State of Alaska, as shown in the shaded area of attached Exhibit A.

EXCEPTING AND RESERVING THEREFROM, to the Lessor and its assigns during the term of this Lease, the following specific interests, which shall be in addition to and not in derogation of any general reservations to the Lessor which may be stated elsewhere in this Lease: easements, rights of way and reservations of record.

2. Term: The term of this Lease shall be for a period of 20 years commencing on the 19th day of June, 2022 and ending on the 18th day of June, 2042, unless sooner terminated as herein provided.
3. Rent: The Lessee and Lessor agree to the following terms for exchange of services, to be considered 'rent':
 - a. Lessor shall provide lessee, free of charge, electrical power for the GPS Station and associated hardware not to exceed 180 kWh per year.
 - b. Lessee shall pay for electrical power used in excess of 180 kWh per year.
 - c. Lessee shall provide Lessor access to the RTK signal generated by Lessee's equipment, free of charge.
4. Use of Parcel: The Lessee shall use and occupy the Parcel in compliance with all applicable laws, regulations, ordinances, and orders which a public authority has promulgated or may promulgate, including those of a building or zoning authority and those relating to pollution or sanitation control. The Lessee shall not permit any unlawful occupation, business, or trade to be conducted on the Parcel. The Lessee shall properly locate itself and their improvements on the Parcel, and shall not commit waste of the Parcel, whether ameliorated or otherwise. Notwithstanding such laws, regulations, ordinances, and orders, the Lessee shall maintain the Parcel in a reasonably neat and clean condition, and take all prudent precautions to prevent or suppress pollution of the ground, surface water, air, or land, and to prevent erosion or destruction of the land.
 - a. Lessee may use the Parcel for any lawful purpose in connection with its one GPS Station and associated hardware.
 - i. All equipment on the Parcel shall not interfere with other equipment which is located on or about the same general site.

- ii. All equipment shall be grounded to meet the National Electric Code (NEC). The antenna/equipment facilities wind support guide lines shall include anti-reflective insulators as to prevent any Electromagnetic Interference (EMI) with any other equipment on or about the site. The Lessee will investigate any and all interference reports sent in written form. The Lessee will maintain technical support to correct any and all reports of interference by the Lessee's equipment. The Lessee will install any equipment necessary to filter, tune, and isolate any interference developed by the installed equipment.
 - iii. All towers shall be designed to prevent the climbing of the towers by the general public.
- 5. Quiet Enjoyment: Lessor covenants and agrees that Lessee, upon performance of all of Lessee's obligations under this Lease, shall lawfully, quietly, and exclusively hold, occupy, and enjoy the Parcel during the term of this Lease without disturbance by Lessor or by any person having title paramount to Lessor's title or by any person claiming under Lessor, provided, however, that Lessor expressly reserves the right, without compensation or adjustment of rentals to Lessee, to grant surface, underground, or overhead easements or rights-of-way for public improvements and purposes in or upon the Parcel if the exercise of this right will not unreasonably interfere with Lessee's improvements and use of the Parcel.
- 6. Alterations and Improvements: Upon receiving written permission from Lessor, Lessee may make alterations, additions and improvements to the Parcel, at Lessee's sole cost and expense. Lessor's consent shall not be unreasonably withheld. Lessee shall remove all improvements and personal property of Lessee from the Parcel at the end of the Lease term and the Parcel shall be restored to the condition prevailing on the effective date of this Lease.
- 7. Title to Improvements: All buildings, structures, fixtures and permanent improvements placed or attached on or about the Parcel by Lessee shall remain the property of Lessee until such time as the expiration or termination of this Agreement.
- 8. Removal of Improvements and Chattels After Termination:
 - a. Lessee shall, within three (3) months after termination of this Agreement, remove all improvements and chattels from the Parcel, provided that Lessor first determines that such removal will not cause injury or damage to the Parcel or seriously impair its redisposal.
 - b. If any improvements or chattels having an appraised value exceeding \$20,000.00 as determined by the Lessor, are not removed from the Parcel within the time allowed, they shall, upon thirty (30) days prior written notice to Lessee, be sold at public auction under the direction of Lessor.
 - c. Any chattels or improvements having a total appraised value of \$20,000.00 or less, as determined by the Lessor, and which are authorized for removal by Lessor but are not removed within the time allowed, shall become the absolute property of the Lessor.
 - d. Lessee shall reimburse Lessor for damages to the Parcel caused by the removal of fixtures and improvements.
- 9. Encumbrance of Parcel: The Lessee, during the term of this Lease, shall not encumber or cloud the Lessor's reversionary interest in the Parcel, without the prior written consent of the

Lessor, which shall not be unreasonably withheld; and any such act or omission, without the prior written consent of the Lessor, shall be voidable by the Lessor.

10. Assignment of Lease and Sublease of Parcel: The Lessee may not assign this Lease or sublet the Parcel, without the prior written consent of the Lessor, which shall not be unreasonably withheld. No assignment of this Lease shall be approved until the assignee agrees to be subject to and governed by the provisions of this Lease in the same manner as the original Lessee to the extent that they may be applicable to the sublease except for the payment of Rent and other monetary obligations. No such assignment or sublease will be effective until approved by the Lessor in writing or shall annul the Lessee's obligation to pay the rent herein required for the full term of this Lease. Except as permitted by the Lessor, no subdivision of the Lessee's leasehold interest, including any exposed airspace thereon, shall occur.
11. Denial of Warranty Regarding Conditions: The Lessor makes no warranty, express or implied, nor assumes any liability whatsoever, regarding the natural, social, economic, or environmental conditions of the Parcel, including, without limitation, the soil, water and drainage conditions, natural or artificial hazards, and the profitability or fitness of the Parcel for any use. Lessee represents and warrants that it has independently inspected the Parcel and made all tests, investigations and observations necessary to satisfy itself of the condition of the Parcel. Lessee shall and is relying solely on such independent inspection, tests, investigations and observations in making this Agreement. Lessee accepts and shall be responsible for any risk of harm to any person and property, including but not limited to, employees of Lessee, from any latent defects in the Parcel.
12. Agreement to Terms of Lease: The Lessor and the Lessee agree and recognize that each of the covenants and conditions in this Lease and any attachments thereto are merged and incorporated into this agreement and shall be binding upon themselves and upon their respective successors, successors in interest and assigns and shall inure to their benefit. The Lessor and the Lessee further agree and recognize that this Lease shall be conditioned upon satisfactory performance by the Lessor and the Lessee of all covenants and conditions contained herein.
13. Utilities and Services: Lessee shall, at its expense, procure and timely pay for all services and utilities and hook-ups therefore which are necessary or appropriate for its operation or use of the Parcel.
14. Easements: Lessor reserves the right to make grants to third parties or reserve to the Lessor easements through, on or above the Parcel for the purpose of providing water, sewer or electric services to the Parcel or to adjacent properties, or for the purpose of providing reasonable public access to public waters, provided that no such easement or may be granted or reserved which unreasonably interferes with the Lessee's use of the Parcel.
15. Access: The Lessor makes no representations or warranty that it will construct or maintain access to the Parcel.
16. Valid Existing Rights: This Lease is entered into and made subject to all valid existing rights, including easements, rights-of-way, reservations, or other interests in land of record on the date of execution of this Lease.
17. Inspection: The Lessor shall have reasonable access to the Parcel for purposes of inspection regarding the faithful performance by the Lessee of the covenants and conditions of this Lease and for the performance of other lawful requirements.

18. Acquisition of Rights or Interests: Any right or interest acquired during the term of this Lease and accruing to the benefit of the Parcel shall remain appurtenant to the Parcel during that term, and shall not be severed or transferred from the Parcel without the prior consent of the Lessor. In the event of termination or forfeiture of this Lease, any such right or interest shall revert to the Lessor along with the Parcel.
19. Environmental Indemnification: If any hazardous substances are released or discharged on or from the Parcel to, on or about the Parcel or other properties, including, but not limited to, the surface or subsurface waters adjacent to the Parcel during the term of this Agreement, Lessee shall indemnify, defend, and hold Lessor harmless from any and all claims, judgments, damages, penalties, fines, costs, liabilities or losses, including, but not limited to, costs incurred in connection with any investigation of site conditions or any cleanup, remediation, removal, or restorative work required by any federal or state agency due to the presence of hazardous substances in the soil or groundwater on or under the Parcel or other affected properties, whether such losses arise during or after the term of this Agreement, but only to the extent that such release or discharge is not caused by the fault of Lessor or its agents, representatives, contractors or employees.
20. Hazardous Substances: Lessor represents and warrants to Lessee that, to the best of its information, knowledge and belief, no hazardous substances have been released, discharged or spilled on the Parcel; however, Lessor does not represent, warrant or guarantee that this is necessarily the case. Otherwise, Lessor has made no express or implied representations or warranties to Lessee with respect to the release, discharge or spillage of any hazardous substances in, on or about the Parcel. Lessee hereby releases and discharges Lessor, its affiliates and all of their respective past, present and future officials, employees, agents, attorneys, insurers and representatives, with prejudice, from any and all claims, obligations or liabilities which have arisen, resulted from or are based upon, or may in the future arise out of, result from or be based upon, in whole or in part, the past release, discharge or spill of any hazardous substances or other environmental pollution in, on or about the Parcel, regardless of whether such claim, obligation or liability, or the type or extent thereof, is now known or foreseeable; provided, however, that such release and discharge shall be inapplicable to claims, obligations and liabilities that are based upon a material breach of the representations and warranties made by Lessor in this Section.
21. Definition of Hazardous Substance: Hazardous substance, as such term is used in this Agreement, includes: (a) (1) crude oil, (2) petroleum, (3) diesel fuel, (4) marine fuel, (5) heating oil, (6) gasoline, (7) motor oil, (8) kerosene, (9) aviation fuel, (10) other petroleum products, additions and derivatives, (11) urea formaldehyde foam insulation, (12) asbestos, and (13) polychlorinated biphenyls; and (b) any other (1) pollutant, (2) contaminant or (3) toxic, flammable, explosive, radioactive, noxious, hazardous, extremely hazardous, dangerous or potentially dangerous waste, material or substance, the response to which or the remediation or removal of which is required, or the manufacture, preparation, production, use, maintenance, treatment, storage, transfer, disposal, handling, processing or ownership of which is restricted, prohibited, regulated or penalized by any federal or state law or regulation as now or hereafter in effect.
22. Erosion Prevention: Lessee shall prevent unwarranted erosion of the Parcel that is caused by Lessee's use or occupancy of the Parcel. Any such erosion shall be repaired in a manner satisfactory to Lessor at Lessee's sole expense.
23. Waiver or Forbearance: The receipt of rent by the Lessor, with or without knowledge of any breach of the Lease by the Lessee, or of any default on the part of the Lessee in the

observance or performance of any of the terms, conditions or covenants of this Lease, shall not be deemed to be a waiver of any provision of this Lease. No failure on the part of the Lessor to enforce a condition or covenant of this Lease, nor the waiver of any right hereunder by the Lessor, unless in writing, shall discharge or invalidate the application of such term or covenant; nor shall any forbearance or written waiver affect the right of the Lessor to enforce any term or covenant in the event of any subsequent breach or default. The receipt by the Lessor of rent or any other sum of money, or the termination in any manner of the Lease, or the giving by the Lessor of any notice hereunder to effect such termination, shall not reinstate, continue, or extend this Lease, nor destroy or in any manner or impair the validity of any such notice of termination which may have been given hereunder by the Lessor to the Lessee prior to the receipt of any such sum of money or other consideration, unless the contrary effect shall be expressed in writing and signed by the Lessor.

24. Bankruptcy: In the event Lessee becomes insolvent, makes an assignment for the benefit of creditors, becomes the subject of a bankruptcy proceeding, reorganization, arrangement, insolvency, receivership, liquidation, or dissolution proceedings, or in the event of any judicial sale of Lessee's interest under this Lease, Lessor shall have the right to declare this Lease in default.

25. Breach and Remedies:

- a. Time is of the essence of this Lease. If the Lessee shall materially breach any of the terms, covenants, conditions or stipulations contained in this Lease or attached hereto which are applicable to it, and said breach shall not be completely cured within 60 days after written notice of such breach has been served by the Lessor upon the Lessee and each holder of a security interest in the Lessee's interest under this Lease that has notified the Lessor of such security interest, the Lessee shall be subject to such legal rights and remedies as the Lessor shall have available to it under applicable law, including, but not limited to, the termination of this Lease; provided, however, that no improvements now upon the Parcel, or which may be placed thereon during the term of this Lease, may be removed therefrom during any time in which the Lessee may be in material breach of this Lease. In the event that this Lease is terminated by the Lessor for a material breach by the Lessee of this Lease, all rents paid by the Lessee shall be forfeited to and retained by the Lessor, not as a penalty, but as liquidated damages for such breach. The Lessor shall not be liable for any expenditures made by the Lessee or undertaken by the Lessee under this Lease prior to such termination.
- b. If the Lessee fails to completely cure a material breach of this Lease by it within the time allowed in (a) of this paragraph, any holder of a security interest in the Lessee's interest under this Lease who has notified the Lessor such security interest may cure or remedy such breach if the breach can be cured by the payment of money or, if this cannot be done, by performing, or undertaking in writing to perform, the Lessee's obligations which are the subject of such breach that are capable of performance by the holder. The holder shall act within 60 days from the date of receipt of notice under (a) of this paragraph, or within any additional period, which the Lessor may allow for good cause.
- c. In the event that this Lease is terminated, or in the event that the Parcel are abandoned by the Lessee during the term of this Lease, the Lessor may immediately, or at any time thereafter, enter or reenter and take possession of such Parcel and without liability for any damage there for, remove all persons and

personal properties therefrom, either by summary proceedings or by suitable action at law; provided, however, that the words "enter" and "re-enter" as used herein are not restricted to their technical legal meaning. Any entry or re-entry, possession, repossession, or dispossession by the Lessor, whether taken by summary proceedings or otherwise, shall not be deemed to absolve, relieve, release or discharge the Lessee, either in whole or part, for any monetary liability under the Lease.

26. Indemnification: To the fullest extent allowed by law, Lessee shall defend indemnify and hold harmless Lessor from and against all claims and demands for loss or damage, including property damage, personal injury, wrongful death, and wage or employment claims arising out of or in connection with the use or occupancy of the Parcel by Lessee or by any other person holding under Lessee from any accident or fire on the Parcel and from any nuisances made or suffered thereon; and from any failure by Lessee to keep the Parcel in a safe and lawful condition except to the extent that such claims or demands are caused by the fault of Lessor or its agents, representatives, employees or contractors.
27. Surrender of Leasehold: Upon the expiration or sooner termination of this Lease, the Lessee shall quietly and peaceably leave, surrender and yield up unto the Lessor all of the Parcel. In the event that Lessee remains in possession of the Parcel after the expiration of this Agreement with Lessor's permission, Lessee shall be deemed to be occupying the Parcel as a month-to-month tenant, subject to all of the terms and conditions of this Agreement and the law, to the extent that they may be applicable to a month-to-month tenant.
28. Required Insurance: The following insurance coverage is required to be furnished and maintained throughout the duration of this lease agreement by the Lessee and is subject to annual review and adjustment by the Lessor. Proof of insurance in the form of certificates of insurance and their endorsements are to be received by the City at the signing of this agreement. Acceptance by the City of deficient evidence of insurance does not constitute a waiver of contract requirements. The City reserves the right to request certified copies of full insurance policies and their endorsements required by these specifications.

The insurance policies must be written by a company or companies that are authorized to conduct business in the State of Alaska with a current A.M. Best's rating of no less than A, A-:VII, unless otherwise acceptable to the City.

- a. Commercial General Liability Insurance: Insurance must have coverage limits of not less than \$1,000,000 combined single limits per occurrence and not less than two million dollars (\$2,000,000) aggregate limits and shall include Parcel operations, independent contractors, products/completed operations, broad form property damage, blanket contractual and personal injury endorsements.

The policies evidencing such coverage must be endorsed to contain, the following provisions:

- i. The Lessor, its officers, its agents and its employees are to be covered as additional insureds with respect to liability arising out of use of the Parcel or operations of the Lessee with respect to the Parcel.
- ii. The Lessee's insurance coverage shall be primary insurance with respect to the Lessor, its officers, agents, and employees. Any insurance or self-insurance maintained by the Lessor shall be excess of the Lessee's insurance and shall not contribute to it.

- iii. Coverage shall state that the Lessee's insurance shall apply separately to each insured against whom claim is made or suit brought except with the respect to the limits of insurer's liability.
- iv. That, as respects the interests of Lessor, such insurance shall (A) not be invalidated by any action or neglect of any person other than Lessor and (B) insure Lessor regardless of any misrepresentation, breach or non-observance of any warranty, declaration or condition contained in any applications by Lessee for, or policy evidencing, such insurance; and
- v. That no such insurance shall be canceled or materially changed as respects the interests of Lessor on less than thirty days prior written notice to Lessor;

b. Workers' Compensation and the Employer's Liability Coverage: The Lessee shall be covered with workers compensation insurance and employer's liability insurance in the required statutory amounts.

29. Notices: All notices required or permitted under this Lease shall be personally delivered or sent by certified mail, postage prepaid, to the parties at the following addresses:

To Lessor:

City of Unalaska
P.O. Box 610
Unalaska, AK 99685

To Lessee:

EarthScope Consortium, Inc
1200 New York Avenue NW, Suite 400
Washington, DC 20005

Any notice or demand which must be given or made by the Lessor or the Lessee shall be in writing and shall be complete if personally delivered or sent by United States certified mail to the address shown in the Lease Agreement, or to such other address as each of the parties may designate in writing from time to time. A copy of any such notice shall be forwarded to the Lessor, and to the holder of any security interest in the Lessee's interest in the Lease has properly given notice of its security interest in the Lease to the Lessor.

30. Integration and Modification: This Lease, including all attachments and documents which by reference are incorporated herein or made a part hereof, contains the entire agreement between the parties hereto.

31. Amendments: This Lease may not be modified or amended except by a document signed by both parties hereto, and any purported amendment or modification shall be without legal effect until reduced to writing and signed by both parties hereto.

32. Severability of Clauses of Lease Agreement: If any clause, or provision, herein contained, shall be adjudged to be invalid or unenforceable, it shall not affect the validity or enforceability of any other clause or provision of this Lease or give any cause of action in favor of either party as against the other.

33. Applicable Law: This Lease shall be governed by the laws of the State of Alaska. The venue for any dispute between the parties shall lie exclusively with the courts for the Third Judicial

District for the State of Alaska at Anchorage, or, alternatively, with the United States District Court for the District of Alaska at Anchorage, unless a nonwaivable federal or Alaska law should require to the contrary.

34. Effective Date: This Lease shall not be effective until and unless approved by the City Council of Lessor as required and the Board of Directors of Lessee. This Lease shall become effective upon the occurrence of the last such approval.

IN WITNESS WHEREOF the Lessor and the Lessee have caused these presents to be executed in duplicate, and have hereunto set their respective hands, agreeing to keep, observe and perform the terms, conditions and provisions herein contained or attached, which on the Lessor's or the Lessee's respective parts are to be kept, observed and performed.

LESSOR: CITY OF UNALASKA

By: _____
William Homka
City Manager

STATE OF ALASKA)
) ss.
THIRD JUDICIAL DISTRICT)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by the WILLIAM HOMKA, City Manager for the City of Unalaska, a First Class Alaska Municipal Corporation, on behalf of the City.

NOTARY PUBLIC, State of Alaska
My Commission Expires: _____

LESSEE: EarthScope Consortium, Inc.

By: _____
_____ (Name)
_____ (Title)

STATE OF _____)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, the _____ of EarthScope Consortium, Inc., on behalf of the corporation.

NOTARY PUBLIC
State of _____
My Commission Expires: _____

After Recording, Return to:

Planning Department
City of Unalaska
P.O. Box 610
Unalaska, AK 99685

EXHIBIT A

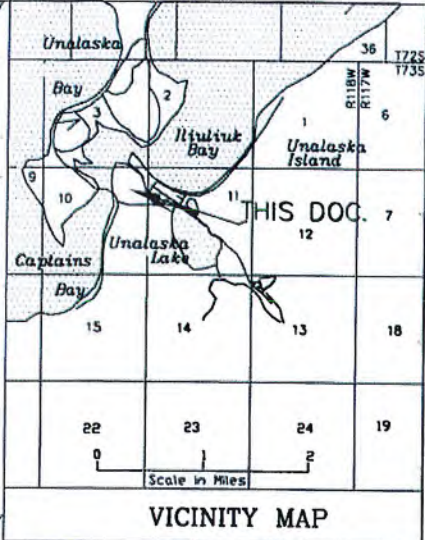
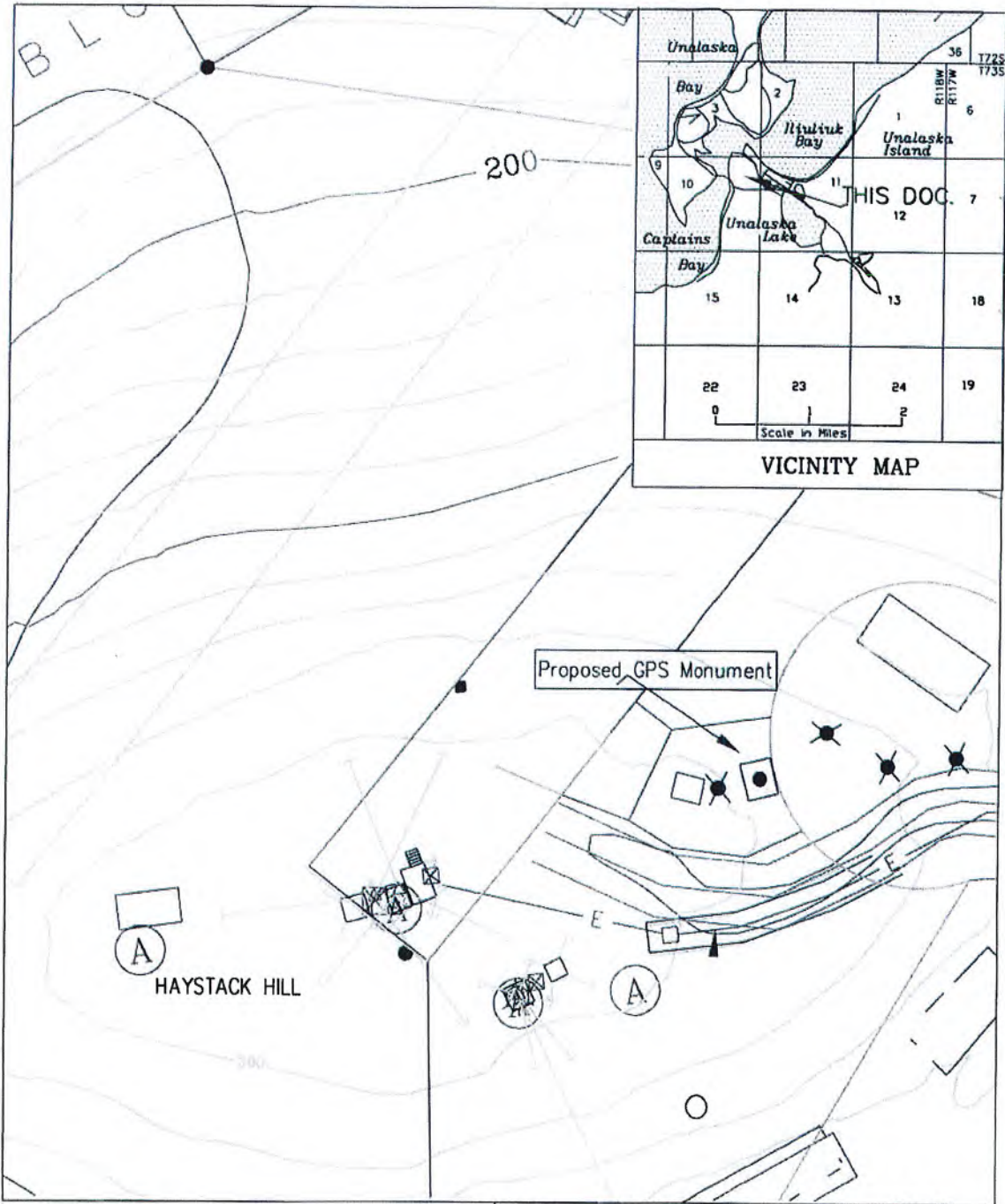


Exhibit 'A'

CITY OF UNALASKA
 Department of Public Utilities
 P.O. Box 610
 Unalaska, AK 99685

HAYSTACK HILL GPS Station Site
 Site Area = 120 Sq Feet

SCALE: 1:50
 Elevation in Meters

P80 GPS Station

DWG BY: WJF

DATE: 4-19-04

PLOT AT: 1:1



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Estkarlen P. Magdaong, City Clerk
Through: William Homka, City Manager
Date: September 12, 2023
Re: **J&G Airport Restaurant, LLC Liquor License Application**

SUMMARY: On August 8, 2023 the City was notified by Alcohol and Marijuana Control Office that the previously approved liquor license transfer from Tuyen & Tran Dinh to Johnny & Genevieve Rabanal was inaccurate as AMCO recently discovered that the new owners had an LLC on their business. AMCO has amended the necessary forms with the Rabanals' written permission.

The type of license is for a Beverage Dispensary-Tourism. The local governing body may protest approval of the application. Staff recommends no protest.

PREVIOUS COUNCIL ACTION: Council reviews liquor license applications and renewals as they are submitted to the city by the state. Council discussed protesting specific license renewals in the past due to delinquent utility bills but did not file any protests. In 2010 Council protested the renewal of a liquor license due to delinquent sales tax, property tax and utility bills, and because the business had no physical location due to fire.

BACKGROUND: Pursuant to Alaska Statute 04.11.480, the Alcohol & Marijuana Control Office issued the attached notice to the City of Unalaska as the local governing body. A local governing body may protest the approval of an application pursuant to AS 04.11.480 by furnishing the director and the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of the notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable.

DISCUSSION: Johnny & Genevieve Rabanal, doing business as J & G Airport Restaurant LLC applied to transfer ownership of the Airport Restaurant liquor license.

The new business is compliant with their obligations to the City of Unalaska (business license, reporting and payment of taxes, concession reports, utilities and lease payments). The Rabanals and the Ports Department are working with the State of Alaska to finalize the lease within the airport terminal building.

Public Safety completed a licensed premises inspection on March 2, 2023. Council also considers the number of public safety calls made to an establishment each year, which are detailed below for 2022. Unalaska's Department of Public Safety has no concern about the transfer of this liquor license.

CALL TYPE	2022 Calls
Ambulance Request	1
Assistance Rendered	1
Drunk Disturbance	2
Traffic Crime	1
Welfare Check	2
Total Calls to Establishment	7
Calls initiated by officer	3
Calls initiated by staff/civilian	4

ALTERNATIVES: Council may choose to protest the license, but must provide the applicant an opportunity to present a defense to the protest at a future council meeting. This must be accomplished no later than October 7, 2023.

FINANCIAL IMPLICATIONS: Probable loss of tax revenue if a license is not granted.

LEGAL: None

STAFF RECOMMENDATION: Staff recommends no protest.

PROPOSED MOTION: No action is necessary unless Council wishes to lodge a protest.

CITY MANAGER'S COMMENTS: I concur with the staff recommendation.

ATTACHMENTS:

- Electronic mail from Alcohol and Marijuana Control Board
- Updated Notice to Local Governing Body
- Updated Form AB-01: Transfer License Application
- Updated Form AB-02: Premises Diagram
- Updated Form AB-03: Restaurant Designation Permit Application

From: [AMCO Local Government Only \(CED sponsored\)](#)
Sent: Tuesday, August 8, 2023 3:05 PM
To: [Estkarlen Magdaong](#)
Cc: [AMCO Local Government Only \(CED sponsored\)](#)
Subject: #3759 Airport Restaurant Amended Transfer Application
Attachments: 3759 Updated LGB Notice.pdf; 3759 Updated AB-01.pdf; 3759 Updated AB-02.pdf; 3759 Updated AB-03.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

This was a previously approved transfer from Tuyen & Tran Dinh to Johnny & Genevieve Rabanal, however it was discovered today that the Rabanal's have a LLC that is the authentic owner of the business. Therefore, we have amended the necessary forms, with the Rabanal's written permission, to reflect the correct ownership and we felt it would be best to notify the local government of the change.

Attached is correspondence regarding a complete liquor license application within your jurisdiction.

Also attached is a copy of the application and Form AB-03: Restaurant Designation Permit Application, which will require a separate local government approval.

If you have any questions or concerns, please direct them to amco.localgovernmentonly@alaska.gov.

Respectfully,

Carrie Craig

Records and Licensing Supervisor
Alcohol and Marijuana Control Office
550 West 7th Avenue, Suite 1600
Anchorage, AK 99501
907-269-0350



August 8, 2023

City of Unalaska

Via Email: emagdaong@ci.unalaska.ak.us

License Type:	Beverage Dispensary- Tourism	License Number:	3759
Licensee:	J&G Airport Restaurant LLC		
Doing Business As:	J&G Airport Restaurant		
Premises Address	Unalaska Airport Terminal		

- New Application**
 Transfer of Ownership Application
 Transfer of Location Application
 Transfer of Controlling Interest Application

We have received a completed application for the above listed license (see attached application documents) within your jurisdiction. This is the notice required under AS 04.11.480.

A local governing body may protest the approval of an application(s) pursuant to AS 04.11.480 by furnishing the director **and** the applicant with a clear and concise written statement of reasons for the protest within 60 days of receipt of this notice, and by allowing the applicant a reasonable opportunity to defend the application before a meeting of the local governing body, as required by 3 AAC 304.145(d). If a protest is filed, the board will deny the application unless the board finds that the protest is arbitrary, capricious, and unreasonable. To protest the application referenced above, please submit your protest within 60 days and show proof of service upon the applicant.

AS 04.11.491 – AS 04.11.509 provide that the board will deny a license application if the board finds that the license is prohibited under as a result of an election conducted under AS 04.11.507.

AS 04.11.420 provides that the board will not issue a license when a local governing body protests an application on the grounds that the applicant’s proposed licensed premises are located in a place within the local government where a local zoning ordinance prohibits the alcohol establishment, unless the local government has approved a variance from the local ordinance.

Sincerely,

Joan Wilson, Director
amco.localgovernmentonly@alaska.gov



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Why is this form needed?

This transfer license application form is required for all individuals or entities seeking to apply for the transfer of ownership and/or location of an existing liquor license. Applicants should review Title 04 of Alaska Statutes and Chapter 304 of the Alaska Administrative Code. All fields of this form must be completed, per AS 04.11.260, AS 04.11.280, AS 04.11.290, and 3 AAC 304.105.

This form must be completed and submitted to AMCO's Anchorage office, along with all other required forms and documents, before any license application will be considered complete.

Section 1 - Transferor Information

Enter information for the current licensee and licensed establishment.

Licensee:	Tuyen & Tran Thuy Dinh	License #:	3759
License Type:	Beverage Dispensary - Tourism	Statutory Reference:	AS 04.11.400(d)
Doing Business As:	Airport Restaurant & Lounge		
Premises Address:	Unalaska Airport Terminal		
City:	Unalaska	State:	Alaska
		Zip:	99692
Local Governing Body:	City of Unalaska		

Transfer Type:

- Regular transfer
- Transfer with security interest
- Involuntary retransfer

OFFICE USE ONLY			
Complete Date:	2/15/2023	Transaction #:	100496231, 100496233 100496235
Board Meeting Date:	3/6-7/2023	License Fees:	
Issue Date:		Examiner:	KRS/CC



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 2 - Transferee Information

Enter information for the **new** applicant and/or location seeking to be licensed.

Licensee:	J&G Airport Restaurant LLC 			
Doing Business As:	J&G Airport Restaurant			
Premises Address:	Unalaska Airport Terminal			
City:	Unalaska	State:	Alaska	ZIP: 99692
Community Council:	None			

Mailing Address:	PO Box 921240			
City:	Dutch Harbor	State:	Alaska	ZIP: 99692

Designated Licensee:	Johnny Rabanal		
Contact Phone:	(907)359-5657	Business Phone:	(907)581-6007
Contact Email:	jgrabanal@yahoo.com		

Seasonal License? Yes No If "Yes", write your six-month operating period: _____

Section 3 - Premises Information

Premises to be licensed is:

- an existing facility a new building a proposed building

The next two questions must be completed by beverage dispensary (including tourism) and package store applicants only:

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the outer boundaries of the nearest school grounds? Include the unit of measurement in your answer.

3 miles

What is the distance of the shortest pedestrian route from the public entrance of the building of your proposed premises to the public entrance of the nearest church building? Include the unit of measurement in your answer.

3 miles



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 4 – Sole Proprietor Ownership Information

This section must be completed by any sole proprietor who is applying for a license. Entities should skip to Section 5.
 If more space is needed, please attach a separate sheet with the required information.
 The following information must be completed for each licensee and each affiliate (spouse).

This individual is an: applicant

affiliate cc

Name:					
Address:					
City:		State:		ZIP:	

This individual is an: applicant

affiliate cc

Name:					
Address:					
City:		State:		ZIP:	

Section 5 – Entity Ownership Information

This section must be completed by any entity, including a corporation, limited liability company (LLC), partnership, or limited partnership, that is applying for a license. Sole proprietors should skip to Section 6.

If more space is needed, please attach a separate sheet with the required information.

- If the applicant is a corporation, the following information must be completed for each *stockholder who owns 10% or more* of the stock in the corporation, and for each *president, vice-president, secretary, and managing officer*.
- If the applicant is a limited liability organization, the following information must be completed for each *member with an ownership interest of 10% or more*, and for each *manager*.
- If the applicant is a partnership, including a limited partnership, the following information must be completed for each *partner with an interest of 10% or more*, and for each *general partner*.

Entity Official:	Genevieve Rabanal				
Title(s):	member	Phone:	907-359-5657	% Owned:	50%
Address:	PO Box 921240				
City:	Dutch Harbor	State:	AK	ZIP:	99692



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

(u)

Entity Official:	Johnny Rabanal				
Title(s):	member	Phone:	907.359.5657	% Owned:	50%
Address:	PO Box 921240				
City:	Dutch Harbor	State:	AK	ZIP:	99692

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

Entity Official:					
Title(s):		Phone:		% Owned:	
Address:					
City:		State:		ZIP:	

This subsection must be completed by any applicant that is a corporation or LLC. Corporations and LLCs are required to be in good standing with the Alaska Division of Corporations (DOC) and have a registered agent who is an individual resident of the state of Alaska.

(u)

DOC Entity #:	10206188	AK Formed Date:	8/31/22	Home State:	AK
Registered Agent:	Genevieve Rabanal		Agent's Phone:	907.359.5657	
Agent's Mailing Address:	PO Box 921240				
City:	Dutch Harbor	State:	AK	ZIP:	99692

Residency of Agent:

Yes No

Is your corporation or LLC's registered agent an individual resident of the state of Alaska?



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 6 - Other Licenses

Ownership and financial interest in other alcoholic beverage businesses:

Yes No

Does any representative or owner named as a transferee in this application have any direct or indirect financial interest in any other alcoholic beverage business that does business in or is licensed in Alaska?

If "Yes", disclose which individual(s) has the financial interest, what the type of business is, and if licensed in Alaska, which license number(s) and license type(s):

[Empty text box for disclosure]

Section 7 - Authorization

Communication with AMCO staff:

Yes No

Does any person other than a licensee named in this application have authority to discuss this license with AMCO staff?

If "Yes", disclose the name of the individual and the reason for this authorization:

Lisa Tran (manager for Airport Restaurant under Tuyen Dinh and Thuy Tran-Dinh ownership)

[Empty text box for disclosure]



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 1600
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907 269 0350

Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Section 8 – Transferor Certifications

Additional copies of this page may be attached, as needed, for the controlling interest of the current licensee to be represented.

I declare under penalty of perjury that the undersigned represents a **controlling interest** of the current licensee. I additionally certify that I, as the current licensee (either the sole proprietor or the controlling interest of the currently licensed entity) have examined this application, approve of the transfer of this license, and find the information on this application to be true, correct, and complete.

Tuyen Dinh
 Signature of transferor
Tuyen Dinh
 Printed name of transferor

Subscribed and sworn to before me this 21 day of JULY 2022

E. Lorentsen
 Signature of Notary Public



Notary Public in and for the State of WASHINGTON

My commission expires: 07/29/2025

Thuy Tran-Dinh
 Signature of transferor
Thuy Tran-Dinh
 Printed name of transferor

Subscribed and sworn to before me this 21 day of JULY 2022

E. Lorentsen
 Signature of Notary Public



Notary Public in and for the State of WASHINGTON

My commission expires: 07/29/2025



Alaska Alcoholic Beverage Control Board

Form AB-01: Transfer License Application

Alcohol and Marijuana Control Office
550 W 7th Avenue, Suite 1600
Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
Phone: 907.269.0350

Section 9 - Transferee Certifications

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

I certify that all proposed licensees (as defined in AS 04.11.260) and affiliates have been listed on this application.

[Handwritten initials]

I certify that all proposed licensees have been listed with the Division of Corporations.

[Handwritten initials]

I certify that I understand that providing a false statement on this form or any other form provided by AMCO is grounds for rejection or denial of this application or revocation of any license issued.

[Handwritten initials]

I certify that all licensees, agents, and employees who sell or serve alcoholic beverages or check the identification of a patron will complete an approved alcohol server education course, if required by AS 04.21.025, and, while selling or serving alcoholic beverages, will carry or have available to show a current course card or a photocopy of the card certifying completion of approved alcohol server education course, if required by 3 AAC 304.465.

[Handwritten initials]

I agree to provide all information required by the Alcoholic Beverage Control Board in support of this application.

[Handwritten initials]

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any fabrication or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

[Handwritten initials]

[Handwritten signature]
Signature of transferee
Johnny Rabanal, Genevieve Rabanal

[Handwritten signature]
Signature of Notary Public

Notary Public in and for the State of Alaska



My commission expires: July 12, 2024

scribed and sworn to before me this 19th day of July, 2022



Alaska Alcoholic Beverage Control Board
Form AB-02: Premises Diagram

Why is this form needed?

A detailed diagram of the proposed licensed premises is required for all liquor license applications, per AS 04.11.260 and 1 AAC 304.185. Your diagram must include dimensions and must show all entrances and boundaries of the premises, walls, bars, fixtures, and areas of storage, service, consumption, and manufacturing. If your proposed premises is located within a building or building complex that contains multiple businesses and/or tenants, please provide an additional page that clearly shows the location of your proposed premises within the building or building complex, along with the addresses and/or suite numbers of the other businesses and/or tenants within the building or building complex.

The second page of this form may not be required. Blueprints, CAD drawings, or other clearly drawn and marked diagrams may be submitted in lieu of the second page of this form. The first page must still be completed, attached to, and submitted with any supplemental diagrams. An AMCO employee may require you to complete the second page of this form if additional documentation for your premises diagram is needed.

This form must be completed and submitted to AMCO's Anchorage office before any license application will be considered complete.

Yes No

I have attached blueprints, CAD drawings, or other supporting documents in addition to, or in lieu of, the second page of this form.

Section 1 - Establishment Information

Error information for the business seeking to be licensed, as identified on the license application.

Licensee:	J&G Airport Restaurant LLC		License Number:	3759
License Type:	Beverage Dispensary - Tourism			
Doing Business As:	J&G Airport Restaurant			
Premises Address:	Unalaska Airport Terminal			
City:	Unalaska	State:	AK	ZIP: 99692

28' 1"

ENTRANCE / EXIT
TO AIRPORT

OFFICE / STORAGE
ALCOHOL STORAGE

FULL SERVICE BAR
BOLD AND SERVED

BAR

RESTAURANT

ENTRANCE / EXIT
TO AIRPORT

Front Counter

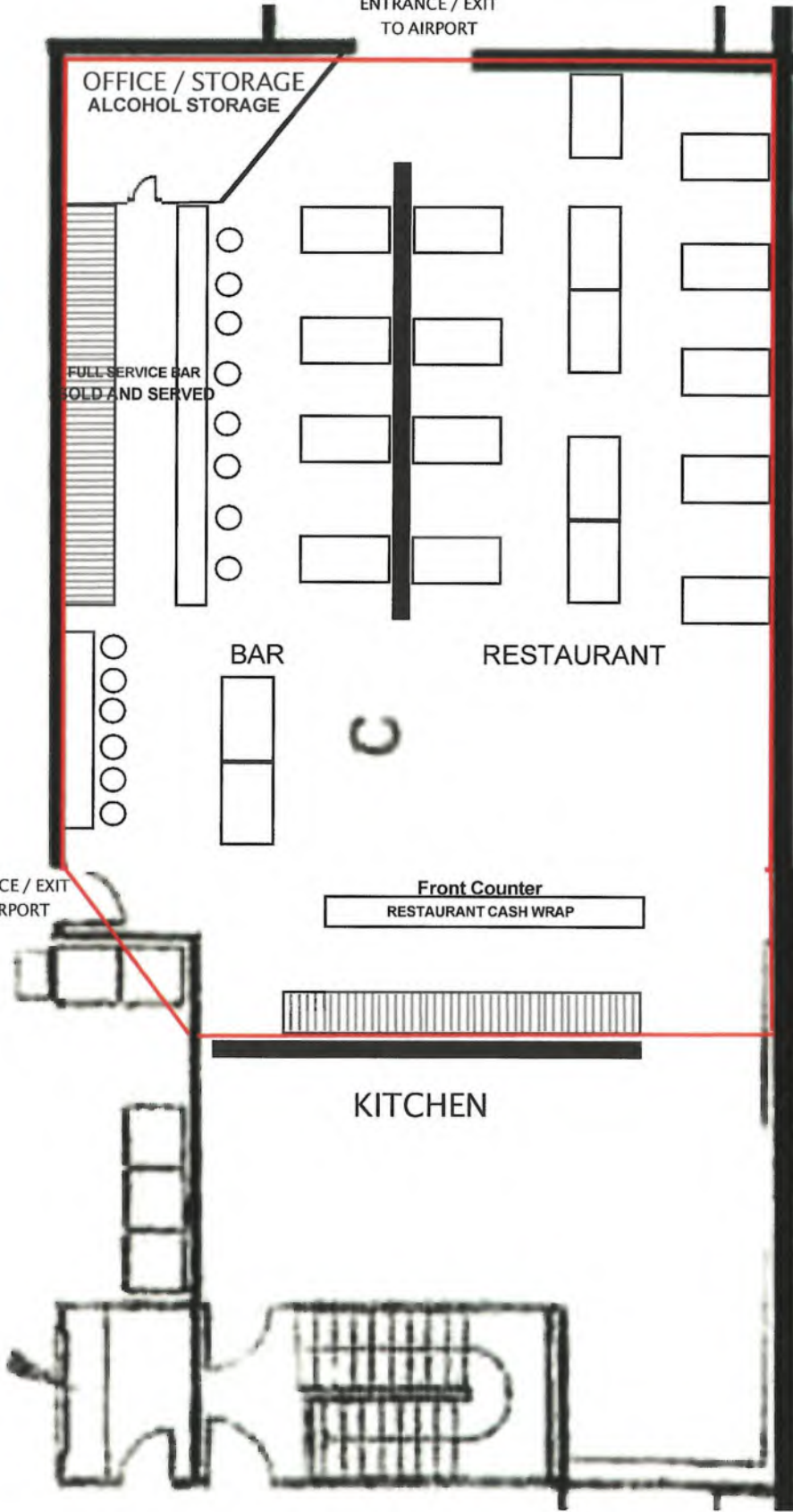
RESTAURANT CASH WRAP

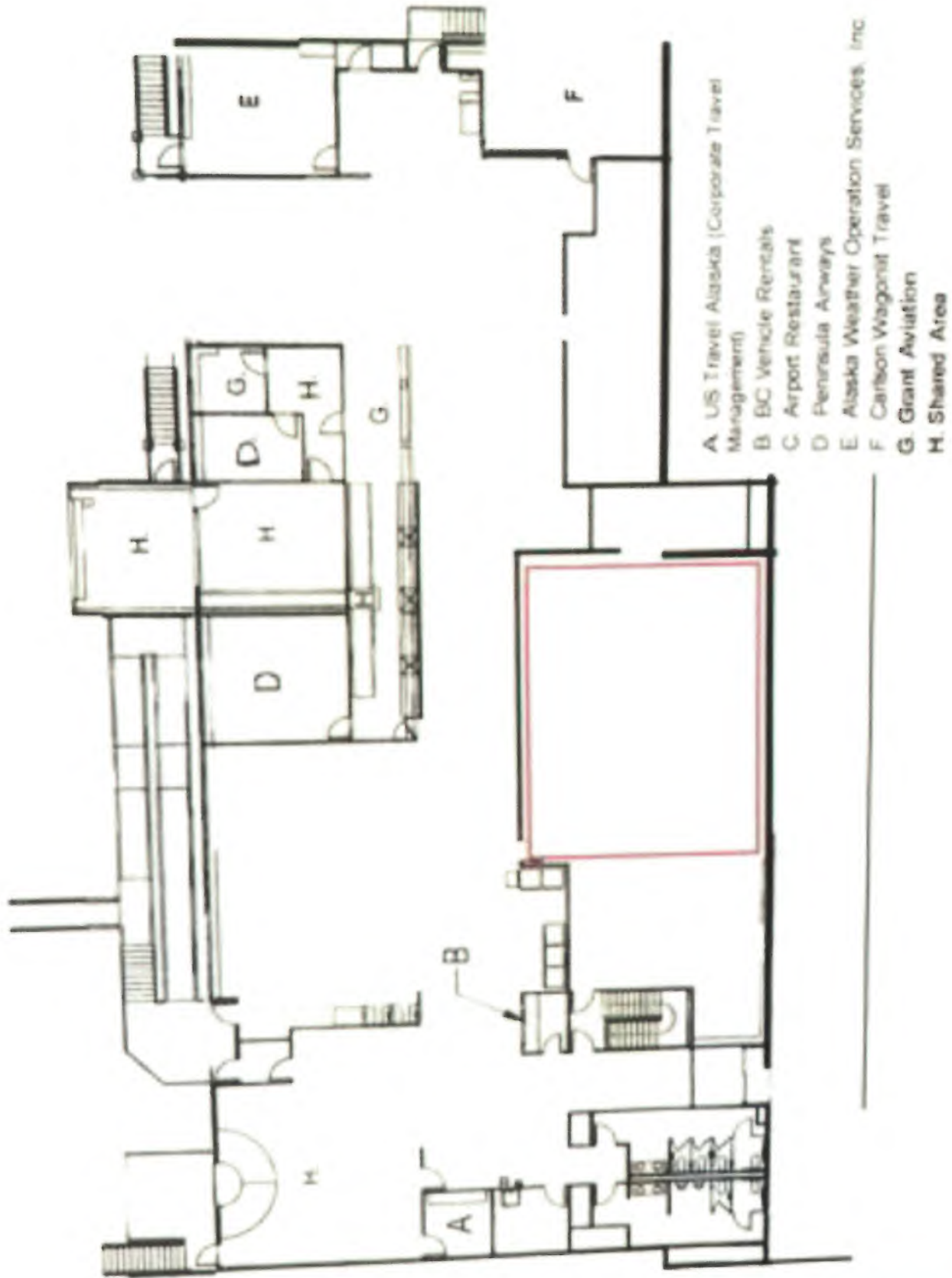
KITCHEN

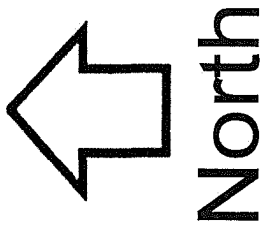
Minors are
anticipated to
have access to
the dining area
in the
restaurant.

38' 2"

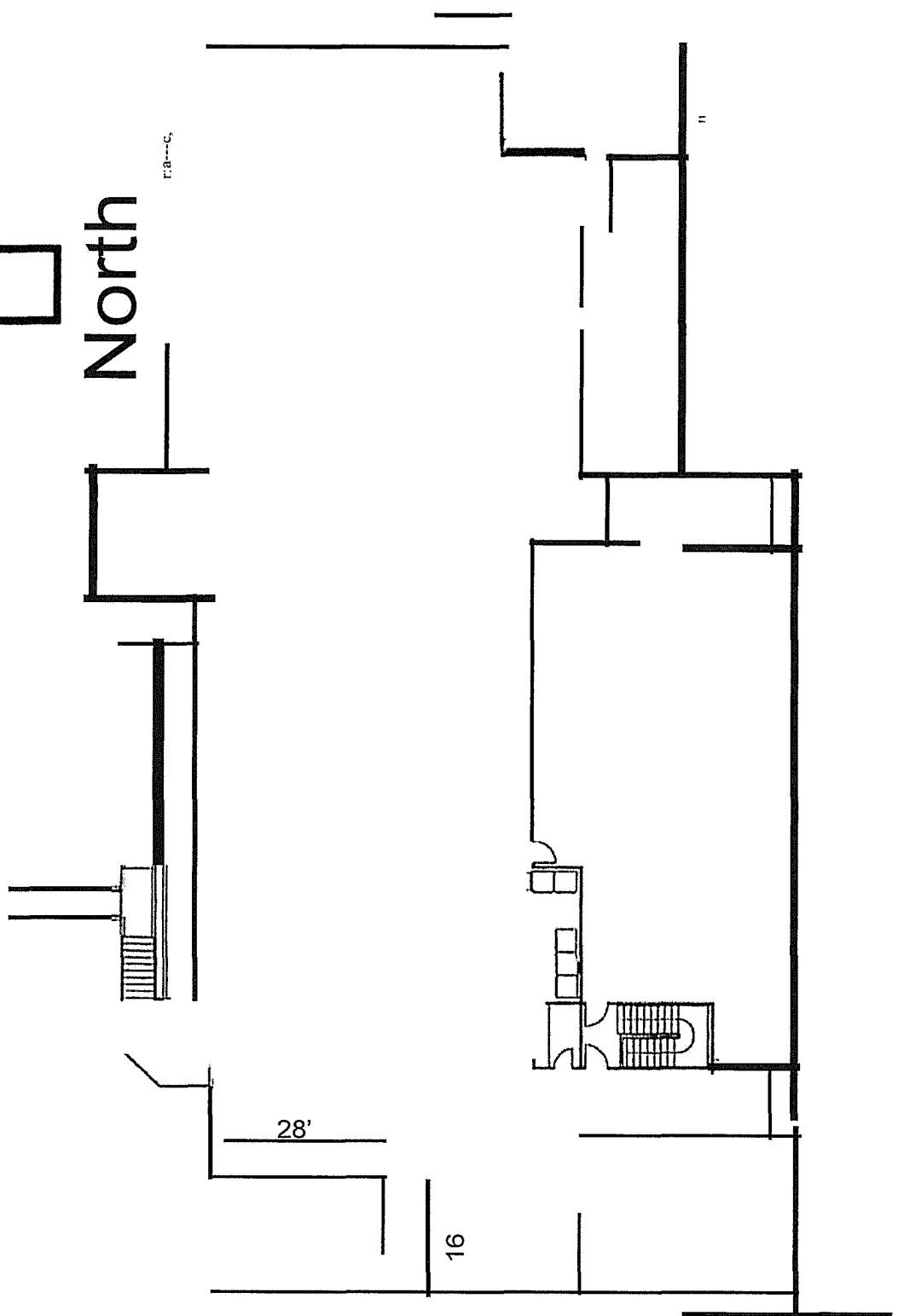
Designated Areas
highlighted in Red







F.R.B.-C.



Door is secured by a double lock,
Deadbolt and knob

Surveillance camera for security of the storage unit



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Why is this form needed?

A restaurant designation permit application is required for a licensee desiring designation under 3 AAC 304.715 – 3 AAC 304.795 as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049. Designation will be granted only to a holder of a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license, and only if the requirements of 3 AAC 304.306, 3 AAC 304.725, and 3 AAC 304.745, as applicable, are met. A menu or expected menu listing the meals, including entrées prepared on-site and offered to patrons, and copy of the DEC Food Service Permit [or corresponding DHHS documentation for licenses located in the Municipality of Anchorage] must accompany this form. Applicants should review AS 04.16.049 – AS 04.16.052 and 3 AAC 304.715 – 3 AAC 304.795. All fields of this form must be completed. The required \$50 permit fee may be made by credit card, check, or money order.

Section 1 – Establishment Information

Enter information for licensed establishment.

Licensee:	J&G Airport Restaurant LLC		
License Type:	Beverage Dispensary - Tourism	License Number:	3759
Doing Business As:	J&G Airport Restaurant		
Premises Address:	Unalaska Airport Terminal		
City:	Unalaska	State:	AK ZIP: 99692
Contact Name:	Johnny Rabanal	Contact Phone:	(907)581-6007

Section 2 – Type of Designation Requested

This application is for the request of designation as a bona fide restaurant, hotel, or eating place for purposes of AS 04.16.010(c) or AS 04.16.049, and for the request of the following designation(s) (check all that apply):

1. Dining after standard closing hours: AS 04.16.010(c)
2. Dining by persons 16 – 20 years of age: AS 04.16.049(a)(2)
3. Dining by persons under the age of 16 years, accompanied by a person over the age of 21: AS 04.16.049(a)(3)
4. Employment for persons 16 or 17 years of age: AS 04.16.049(c)
 NOTE: Under AS 04.16.049(d), this permit is not required to employ a person 18 - 20 years of age.

OFFICE USE ONLY	
Transaction #:	Initial:



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 3 – Minor Access

Review AS 04.16.049(a)(2); AS 04.16.049(a)(3); AS 04.16.049(c)

List where within the premises minors are anticipated to have access in the course of either dining or employment as designated in Section 2. (Example: Minors will only be allowed in the dining area. OR Minors will only be employed and present in the kitchen.)

Minors will only be allowed in dining area

Describe the policies, practices and procedures that will be in place to ensure that minors do not gain access to alcohol while dining or employed at your premises.

Diligence will be placed on checking ID for individuals who look underage to ensure they are not served.

* See attached statement

Is an owner, manager, or assistant manager who is 21 years of age or older always present on the premises during business hours?

Yes No

Section 4 – DEC Food Service Permit

Per 3 AAC 304.910 for an establishment to qualify as a Bona Fide Restaurant, a Food Service Permit or (for licenses within the Municipality of Anchorage) corresponding Department of Health and Human Services documentation is required.

Please follow this link to the DEC Food Safety Website: <http://dec.alaska.gov/eh/food/>

Please follow this link to the Municipality Food Safety Website:

<http://www.muni.org/Departments/Health/Admin/Environment/FSS/Page/fssfood.aspx>

If you are unable to certify the below statement, please discuss the matter with the AMCO office:

Initials

I have attached a copy of the current food service permit for this premises OR the plan review approval.



*Please note, if a plan review approval is submitted, a final permit will be required before finalization of any permit or license application.

J&G Airport Restaurant

DUTCH HARBOR, ALASKA 99692

Alcohol In-House Policies

- It is everyone's job to ensure patrons who are buying or drinking alcohol are at least 21 years of age.
- We will request proof of age (I.D.) from any patron who appears 30 years of age or younger.
- We have the right to, and will, refuse service to any patron who cannot produce proper I.D.
- We may accept the following as proof of age:
 - California driver's license
 - California identification card
 - Military identification
 - Passport
- If we must refuse service, we will tell a supervisor.
- Management and supervisors will support servers' decisions to stop service to any patron. If they don't, the server might not act so responsibly in the future.
- We will discourage intoxication and not serve any person who looks or acts intoxicated, even if they are "ride-sharing" or have a "designated driver." This includes employees and regular patrons who may "always act that way."
- When a patron has been "cut off" in one person's station, that person will tell other employees.

Alcohol is stored in designated areas. The office has limited access and can be locked. The bar allows for only alcohol servers to have access. Overflow storage of alcohol is in a locked storage in the downstairs with access for permitted employees.

All alcohol servers will have current alcohol education cards.



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 5 - Hours of Operation

Review AS 04.16.010(c)

Enter all hours that your establishment intends to be open. Include variances in weekend/weekday hours, and indicate am/pm.

7 days a week, 10am-9pm

Section 6 - Entertainment & Service

Review AS 04.11.100(g)(2)

Are any forms of entertainment offered or available within the licensed business or within the proposed licensed premises?

Yes No

If "Yes", describe the entertainment offered or available and the hours in which the entertainment may occur:

Food and beverage service offered or anticipated is:

table service buffet service counter service other

If "other", describe the manner of food and beverage service offered or anticipated:



Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

Section 7 - Certifications and Approvals

Read each line below, and then sign your initials in the box to the right of each statement:

Initials

There are tables or counters at my establishment for consuming food in a dining area on the premises.

I have included with this form a menu, or an expected menu, listing the meals to be offered to patrons. This menu includes entries that are regularly sold and prepared by the licensee at the licensed premises.

I certify that the license for which I am requesting designation is either a beverage dispensary, club, recreational site, golf course, or restaurant or eating place license.

I have included with this application a copy of the most recent AB-02 or AB-14 for the premises to be permitted. (AB-03 applications that accompany a new or transfer license application will not be required to submit an additional copy of their premises diagram.)

I hereby certify that I am the person herein named and subscribing to this application and that I have read the complete application, and I know the full content thereof. I declare that all of the information contained herein, and evidence or other documents submitted are true and correct. I understand that any falsification or misrepresentation of any item or response in this application, or any attachment, or documents to support this application, is sufficient grounds for denying or revoking a license/permit. I further understand that it is a Class A misdemeanor under Alaska Statute 11.56.210 to falsify an application and commit the crime of unsworn falsification.

Johnny Robenal
Printed name of licensee

Johnny Robenal
Signature of licensee

Local Government Review (to be completed by an appropriate local government official):

Approved Denied

Signature of local government official _____ Date _____

Printed name of local government official _____ Title _____



Alcohol and Marijuana Control Office
 550 W 7th Avenue, Suite 100
 Anchorage, AK 99501
alcohol.licensing@alaska.gov
<https://www.commerce.alaska.gov/web/amco>
 Phone: 907.269.0354

Alaska Alcoholic Beverage Control Board

Form AB-03: Restaurant Designation Permit Application

AMCO Enforcement Review:

Enforcement Recommendation:

Approve

Deny

Signature of AMCO Enforcement Supervisor

Printed name of AMCO Enforcement Supervisor

Date

Enforcement Recommendations:

AMCO Director Review:

Approved

Denied

Signature of AMCO Director

Printed name of AMCO Director

Date

Limitations:



Airport Restaurant and Lounge

P.O. Box 921086
Dutch Harbor, Alaska 99692
(907) 581-6007

We accept all major cards

Dine In • Take Out • Catering Available

We reserve the right to refuse service to anyone
Gratuity will be applied to your check accordingly

"Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food-borne illness."

Breakfast

Served until 12 pm



2. Breakfast Sandwich



3. Ham, Bacon, or Sausage
Served with eggs, hash browns and toast



7. Steak and Eggs

1. Three Eggs **11.95**

Served with hash browns and toast

2. Breakfast Sandwich **11.95**

Eggs ham and cheese served on a sesame bun

3. Ham, Bacon, or Sausage **12.95**

Served with eggs, hash browns and toast

4. Three Eggs Cheese Omelet **11.95**

Served with hash browns and toast

Add your choice of meat (Ham, Bacon, or Sausage) for 1.95

6. Denver Omelet **14.95**

A blend of chopped ham, onions and bell peppers and cheese, served with hash browns and toast

7. Steak and Eggs **16.95**

A Sirloin steak served with toast

Appetizers



13. Garlic Chicken Wings



8. Fried Potstickers

8. Fried Potstickers **9.95**

9. Onion Rings **8.95**

10. Mozzarella Sticks **12.95**

11. Jalapeno Poppers **12.95**

12. B.B.Q Pork **13.95**

13. Garlic Chicken Wings **15.95**

14. Chicken Strips **13.95**

15. Zingy Hot Wings **15.95**

16. Crispy Chicken Nuggets **13.95**



15. Zingy Hot Wings



12. BBQ Pork

Salads

House Salad **6.95**

Chicken Salad **15.95**

Grilled chicken with a side of garlic bread

Chef Salad **15.95**

Ham and Turkey with variety of cheese with a side of garlic bread

Sandwiches

Served with French Fries or Salad

- 20. Grilled Ham & Cheese** **13.95**
- 21. B.L.T Sandwich** **12.95**
Crispy bacon, lettuce, and tomatoes on toasted bread
- 22. Club House Sandwich** **14.95**
Turkey, bacon, ham, lettuce, tomatoes, with American and Swiss cheese on toasted bread
- 23. French Dip** **13.95**
Sliced Roast Beef on a toasted French bread served with a cup of Au Jus
- 24. Philly Cheese Sandwich** **14.95**
Sliced Roast Beef with sautéed mushrooms, green bell peppers, onions, and cheese with Au Jus
- 25. Fish 'N' Chips** **16.95**
Local Cod battered and deep fried with tartar sauce



21. B.L.T Sandwich



22. Club House Sandwich



23. French Dip

Hamburgers

An 8 oz. lean meat patty on a toasted sesame bun served with a side of lettuce, tomatoes, pickles, onions, and french fries or a salad

- 28. Deluxe Cheese Burger** **12.95**
- 29. Bacon Cheese Burger** **14.95**
- 30. Avocado Swiss Burger** **14.95**
With Swiss cheese and Guacamole
- 31. B.B.Q. Cheese Burger** **13.95**
With Swiss cheese, BBQ sauce, and grilled onions
- 32. Mushroom Burger** **14.95**
With fresh sautéed mushrooms
- 34. Double Cheese Burger** **16.95**
- 35. Double Bacon Cheese Burger** **17.95**



29. Bacon Cheese Burger



28. Deluxe Cheese Burger

Chicken Sandwiches

A breaded, fried chicken patty on a toasted sesame bun served with a side of lettuce, tomatoes, pickles, onions, and french fries or a salad

36. Deluxe Chicken Burger 12.95
Topped with Swiss cheese

37. B.B.Q. Chicken Burger 12.95
With Swiss cheese, grilled onions, and B.B.Q sauce

39. Ranch Chicken Burger 12.95
With Pepper Jack Cheese and Ranch

40. Teriyaki Chicken Burger 14.95
With grilled pineapple, Teriyaki Sauce, and Swiss cheese

41. Fried Chicken 17.95
Served with French fries



40. Teriyaki Chicken Burger



41. Deep Fried Chicken

Rice Entrees

All dishes served with a side of steamed white rice
Substitute fried rice at an additional cost

42. Mongolian Beef 18.95

43. Broccoli Beef or Chicken 18.95

44. Garden Vegetables 18.95
with Beef or Chicken

45. Sweet & Sour Pork 18.95

46. Kung Pao Chicken or Beef 18.95

47. General Tso's Chicken 18.95

48. Mongolian Chicken 18.95

50. Sweet & Sour Chicken 18.95

51. Shrimp with Broccoli 19.95

52. Triple Delight 23.95
Squid, shrimp, fish meatballs sautéed with garden vegetables in wine sauce

Chow Fun Noodles 18.95

Wide rice noodles stir-fired with your choice if beef, Chicken, or shrimp (This entrée does not include a side of rice)



43. Broccoli Beef



47. General Tso's Chicken



48. Mongolian Chicken

Soups

	Small (16oz.)	Medium(24oz.)	Large (32oz.)
61. Beef Noodle (Pho) Rare steak & Beef Meatballs, with Rice Noodles Chicken or vegetables may be substituted	-----	14.95	16.95
62. Special Combination Noodle B.B.Q. Pork, Shrimp, and Wonton with Egg Noodles	-----	16.95	18.95
64. Seafood Noodle Soup Shrimp, Squid, and Fish Balls with Egg Noodles	-----	16.95	18.95
65. Wonton Soup	7.95	12.95	15.95
66. Hot and Sour Soup	8.95	12.95	15.95
67. Egg Flower Soup	8.95	12.95	15.95



62. Special Combination Soup 61. Beef Noodle Soup 64. Seafood Noodle Soup 65. Wonton Soup

Chow Mein



Airport Chow Mein

68. B.B.Q. Pork Chow Mein	18.95
69. Shrimp Chow Mein	18.95
70. Beef Chow Mein	18.95
71. Chicken Chow Mein	18.95
72. Airport Chow Mein	18.95

Combination of chicken, shrimp, and BBQ pork

Fried Rice

73. B.B.Q Pork Fried Rice	18.95
74. Chicken Fried Rice	18.95
75. Beef Fried Rice	18.95
76. Shrimp Fried Rice	18.95
78. Airport Fried Rice	18.95

Chicken, Shrimp, and Chinese Sausage



Airport Fried Rice

Vietnamese Cuisine

- 53. Edamame 9.95
- 54. Fried Egg Rolls 9.95
- 55. Spring Rolls 9.95

Rice vermicelli, shrimp and BBQ pork with assorted greens wrapped in rice paper



53. Edamame

- 56. Airport Surfs Sandwich 13.95

Grilled BBQ pork served with fresh greens on French bread roll with a side of chicken soup



54. Fried Egg Rolls

- 57. Pad Thai 17.95

Rice noodles stir-fried with shrimp and chicken



55. Spring Rolls

- 58. Rice Vermicelli Bowl 18.95

Grilled shrimp and pork topped with greens, and peanuts; additional shrimp or pork \$1.95



58. Rice Vermicelli Bowl

- 59. B.B.Q. Pork and fried eggs 18.95

Served over steamed rice

- 60. B.B.Q. Beef Short Ribs 18.95

Served over steamed rice

- 49. B.B.Q. Teriyaki Chicken 17.95

Served over steamed rice



60. B.B.Q. Beef Short Ribs



59. B.B.Q. Pork and Fried Eggs



57. Phad Thai

Combination Dinners

Served with an Egg roll and your choice of steamed rice or fried rice

- 1. Sweet & Sour Pork and Mongolian Beef 24.95
- 2. Sweet & Sour Chicken and Mongolian Beef 24.95
- 3. Mongolian Chicken and Kung Pao Shrimp 26.95
- 4. Sweet & Sour Shrimp and Kung Pao Chicken 26.95



Specialty Cuisine

Please allow at least 15 minutes for the preparation of the specialty items
Ask your waitress for details as some items are seasonal

Dinner Steak **28.95**
16 oz steak served with a salad, and your choice
French fries, steamed rice, or fried rice

Fried Whole Tilapia **Seasonal Price**
Fried Whole Pampano **Seasonal Price**
Fried Whole Milkfish **Seasonal Price**

Salt & Pepper Prawns **30.95**
Jumbo Black Tiger Shrimp lightly breaded, deep fried
and sautéed with garlic and onions

Crispy Chow Mein Platter **30.95**
Chow Mein noodles fried crispy topped with a variety
of garden vegetables and seafood

Sautéed Mussels **30.95**
Mussels on the half shell sautéed in an oyster sauce

Fried Hainanese Chicken
Half chicken with side of rice
steamed veggies, or a salad **19.95**

Whole chicken (a la carte) **29.95**

Lechón **17.95**
Pork belly seasoned, fried crispy, served sliced

Crispy Salt & Pepper Calamari **30.95**
Squid lightly coated in a salt and pepper batter, deep fried
and sautéed in garlic and onions



Fried Whole Tilapia



Salt & Pepper Prawns



Crispy Chow Mein Platter



Fried Hainanese Chicken



Lechon



Crispy Salt & Pepper Calamari

Sides

Steamed Rice
Small/Large 4.95 / 7.95
French Fries 7.95
Additional Side Dressing 1.00
Extra Sauce 1.00

**Additional charges may apply when splitting orders and
requesting additional sharing plates**

Pizza

	10"small	12"med	14"large	16"X-large
Mozzarella Cheese	16.00	18.00	20.00	22.00
One Topping	18.00	21.00	23.00	25.00
Two Toppings	19.00	22.00	25.00	28.00
Three Toppings	20.00	23.00	26.00	29.00
Four Toppings	21.00	24.00	27.00	33.00
83. Vegetable Special Mushrooms, Green Peppers, Onions, Black Olives, and diced Tomatoes	22.00	25.00	28.00	31.00
84. Meat Lover's Special Pepperoni, Sausage, Canadian bacon, and Hamburger	24.00	27.00	30.00	33.00
86. Airport Special Pepperoni, Sausage, Canadian bacon, Green Pepper, Black Olives, Diced tomatoes and Mushrooms	25.00	28.00	32.00	35.00
87. Jumbo Jet Special Topped with all 12 pizza toppings listed	25.95	29.95	33.95	36.95
Extra Toppings	2.00	3.00	4.00	5.00
Anchovies	Black Olives	Pineapple	Diced Tomatoes	
Green Peppers	Jalapeño	Onions	Italian Sausage	
Hamburger	Mushrooms	Pepperoni	Canadian bacon	

Beverages

Coffee	1.95
Hot Chocolate	2.95
Hot or Iced Tea	2.50
Shirley Temple	3.50
and other Non-alcoholic mixed drinks	
Chilled Juices	2.95
Orange Juice, Fruit Punch, or Cranberry Juice	
Soda Pop	2.75
Coke, Pepsi, Diet Coke, Diet Pepsi, 7-up, Mt. Dew, Root beer, Dr. Pepper, and Orange Soda	
Café Sua Da (Café Au Lait)	5.50
Slow drip French roast coffee, combined with sweetened condensed milk Traditionally served ice	
Thai Iced Tea	4.50

Airport Restaurant and Lounge

P.O. Box 921086
Dutch Harbor, Alaska 99692
(907) 581-6007

We accept all major cards

Dine In • Take Out • Catering Available

We reserve the right to refuse service to anyone
Gratuity will be applied to your check accordingly

"Consuming raw or undercooked meats, poultry, seafood, shellfish, or eggs may increase your risk of food borne illness."

DBA J&G Airport Restaurant

AMCO Received 12/27/2022

Packet Page Number 246

Breakfast

Served until 12 pm



2. Breakfast Sandwich

1. Three Eggs 11.95

Served with hash browns and toast

2. Breakfast Sandwich 11.95

Eggs ham and cheese served on a sesame bun



3. Ham, Bacon, or Sausage
Served with eggs, hash browns and toast

3. Ham, Bacon, or Sausage 12.95

Served with eggs, hash browns and toast

4. Three Eggs Cheese Omelet 11.95

Served with hash browns and toast

Add your choice of meat (Ham, Bacon, or Sausage) for 1.95



7. Steak and Eggs

6. Denver Omelet 14.95

A blend of chopped ham, onions and bell peppers and cheese, served with hash browns and toast

7. Steak and Eggs 16.95

A Sirloin steak served with toast

Appetizers



13. Garlic Chicken Wings

8. Fried Potstickers 9.95

9. Onion Rings 8.95

10. Mozzarella Sticks 12.95

11. Jalapeno Poppers 12.95

12. B.B.Q Pork 13.95

13. Garlic Chicken Wings 15.95

14. Chicken Strips 13.95

15. Zingy Hot Wings 15.95

16. Crispy Chicken Nuggets 13.95



15. Zingy Hot Wings



8. Fried Potstickers



12. BBQ Pork

Salads

House Salad 6.95

Chicken Salad 15.95

Grilled chicken with a side of garlic bread

Chef Salad 15.95

Ham and Turkey with variety of cheese with a side of garlic bread

Sandwiches

Served with French Fries or Salad

20. Grilled Ham & Cheese 13.95

21. B.L.T Sandwich 12.95

Crispy bacon, lettuce, and tomatoes on toasted bread

22. Club House Sandwich 14.95

Turkey, bacon, ham, lettuce, tomatoes, with American and Swiss cheese on toasted bread

23. French Dip 13.95

Sliced Roast Beef on a toasted French bread served with a cup of Au Jus

24. Philly Cheese Sandwich 14.95

Sliced Roast Beef with sautéed mushrooms, green bell peppers, onions, and cheese with Au Jus

25. Fish 'N' Chips 16.95

Local Cod battered and deep fried with tartar sauce



21. B.L.T Sandwich



22. Club House Sandwich



23. French Dip

Hamburgers

An 8 oz. lean meat patty on a toasted sesame bun served with a side of lettuce, tomatoes, pickles, onions, and french fries or a salad

28. Deluxe Cheese Burger 12.95

29. Bacon Cheese Burger 14.95

30. Avocado Swiss Burger 14.95

With Swiss cheese and Guacamole

31. B.B.Q. Cheese Burger 13.95

With Swiss cheese, BBQ sauce, and grilled onions

32. Mushroom Burger 14.95

With fresh sautéed mushrooms

34. Double Cheese Burger 16.95

35. Double Bacon Cheese Burger 17.95



29. Bacon Cheese Burger



28. Deluxe Cheese Burger

Chicken Sandwiches

A breaded, fried chicken patty on a toasted sesame bun served with a side of lettuce, tomatoes, pickles, onions, and french fries or a salad

36. Deluxe Chicken Burger 12.95

Topped with Swiss cheese

37. B.B.Q. Chicken Burger 12.95

With Swiss cheese, grilled onions, and B.B.Q sauce

39. Ranch Chicken Burger 12.95

With Pepper Jack Cheese and Ranch

40. Teriyaki Chicken Burger 14.95

With grilled pineapple, Teriyaki Sauce, and Swiss cheese

41. Fried Chicken 17.95

Served with French fries



40. Teriyaki Chicken Burger



41. Deep Fried Chicken

Rice Entrees

All dishes served with a side of steamed white rice
Substitute fried rice at an additional cost

42. Mongolian Beef 18.95

43. Broccoli Beef or Chicken 18.95

44. Garden Vegetables 18.95

with Beef or Chicken

45. Sweet & Sour Pork 18.95

46. Kung Pao Chicken or Beef 18.95

47. General Tso's Chicken 18.95

48. Mongolian Chicken 18.95

50. Sweet & Sour Chicken 18.95

51. Shrimp with Broccoli 19.95

52. Triple Delight 23.95

Squid, shrimp, fish meatballs sautéed with garden vegetables in wine sauce

Chow Fun Noodles 18.95

Wide rice noodles stir-fired with your choice if beef, Chicken, or shrimp (This entrée does not include a side of rice)



43. Broccoli Beef



47. General Tso's Chicken



48. Mongolian Chicken

Soups

	Small (16oz.)	Medium(24oz.)	Large (32oz.)
61. Beef Noodle (Pho) Rare steak & Beef Meatballs, with Rice Noodles Chicken or vegetables may be substituted	-----	14.95	16.95
62. Special Combination Noodle ----- B.B.Q. Pork, Shrimp, and Wonton with Egg Noodles		16.95	18.95
64. Seafood Noodle Soup ----- Shrimp, Squid, and Fish Balls with Egg Noodles		16.95	18.95
65. Wonton Soup	7.95	12.95	15.95
66. Hot and Sour Soup	8.95	12.95	15.95
67. Egg Flower Soup	8.95	12.95	15.95



62. Special Combination Soup



61. Beef Noodle Soup



64. Seafood Noodle Soup



65. Wonton Soup

Chow Mein



Airport Chow Mein

68. B.B.Q. Pork Chow Mein	18.95
69. Shrimp Chow Mein	18.95
70. Beef Chow Mein	18.95
71. Chicken Chow Mein	18.95
72. Airport Chow Mein	18.95

Combination of chicken, shrimp, and BBQ pork

Fried Rice

73. B.B.Q Pork Fried Rice	18.95
74. Chicken Fried Rice	18.95
75. Beef Fried Rice	18.95
76. Shrimp Fried Rice	18.95
78. Airport Fried Rice	18.95

Chicken, Shrimp, and Chinese Sausage



Airport Fried Rice

Vietnamese Cuisine

53. Edamame 9.95

54. Fried Egg Rolls 9.95

55. Spring Rolls 9.95

Rice vermicelli, shrimp and BBQ pork with assorted greens wrapped in rice paper



53. Edamame

56. Airport Surfs Sandwich 13.95

Grilled BBQ pork served with fresh greens on French bread roll with a side of chicken soup



54. Fried Egg Rolls

57. Pad Thai 17.95

Rice noodles stir-fried with shrimp and chicken



55. Spring Rolls

58. Rice Vermicelli Bowl 18.95

Grilled shrimp and pork topped with greens, and peanuts; additional shrimp or pork \$1.95

59. B.B.Q. Pork and fried eggs 18.95

Served over steamed rice



58. Rice Vermicelli Bowl

60. B.B.Q. Beef Short Ribs 18.95

Served over steamed rice

49. B.B.Q. Teriyaki Chicken 17.95

Served over steamed rice



60. B.B.Q Beef Short Ribs



59. B.B.Q Pork and Fried Eggs



57. Phad Thai

Combination Dinners

Served with an Egg roll and your choice of steamed rice or fried rice

1. Sweet & Sour Pork and Mongolian Beef 24.95

2. Sweet & Sour Chicken and Mongolian Beef 24.95

3. Mongolian Chicken and Kung Pao Shrimp 26.95

4. Sweet & Sour Shrimp and Kung Pao Chicken 26.95



Specialty Cuisine

Please allow at least 15 minutes for the preparation of the specialty items
Ask your waitress for details as some items are seasonal

Dinner Steak 28.95

16 oz steak served with a salad, and your choice
French fries, steamed rice, or fried rice



Fried Whole Tilapia

Fried Whole Tilapia Seasonal Price

Fried Whole Pampano Seasonal Price

Fried Whole Milkfish Seasonal Price



Salt & Pepper Prawns

Salt & Pepper Prawns 30.95

Jumbo Black Tiger Shrimp lightly breaded, deep fried
and sautéed with garlic and onions

Crispy Chow Mein Platter 30.95

Chow Mein noodles fried crispy topped with a variety
of garden vegetables and seafood



Crispy Chow Mein Platter

Sautéed Mussels 30.95

Mussels on the half shell sautéed in an oyster sauce

Fried Hainanese Chicken

Half chicken with side of rice
steamed veggies, or a salad

19.95

Whole chicken (a la carte)

29.95



Fried Hainanese Chicken

Lechón 17.95

Pork belly seasoned, fried crispy, served sliced



Lechon

Crispy Salt & Pepper Calamari 30.95

Squid lightly coated in a salt and pepper batter, deep fried
and sautéed in garlic and onions



Crispy Salt & Pepper Calamari

Sides

Steamed Rice

Small/Large 4.95 / 7.95

French Fries 7.95

Additional Side Dressing 1.00

Extra Sauce 1.00

**Additional charges may apply when splitting orders and
requesting additional sharing plates**

AMCO Received 12/27/2022

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Pizza

	10"small	12"med	14"large	16"X-large
Mozzarella Cheese	16.00	18.00	20.00	22.00
One Topping	18.00	21.00	23.00	25.00
Two Toppings	19.00	22.00	25.00	28.00
Three Toppings	20.00	23.00	26.00	29.00
Four Toppings	21.00	24.00	27.00	33.00
83. Vegetable Special Mushrooms, Green Peppers, Onions, Black Olives, and diced Tomatoes	22.00	25.00	28.00	31.00
84. Meat Lover's Special Pepperoni, Sausage, Canadian bacon, and Hamburger	24.00	27.00	30.00	33.00
86. Airport Special Pepperoni, Sausage, Canadian bacon, Green Pepper, Black Olives, Diced tomatoes and Mushrooms	25.00	28.00	32.00	35.00
87. Jumbo Jet Special Topped with all 12 pizza toppings listed	25.95	29.95	33.95	36.95
Extra Toppings	2.00	3.00	4.00	5.00
Anchovies	Black Olives	Pineapple	Diced Tomatoes	
Green Peppers	Jalapeño	Onions	Italian Sausage	
Hamburger	Mushrooms	Pepperoni	Canadian bacon	

Beverages

Coffee	1.95
Hot Chocolate	2.95
Hot or Iced Tea	2.50
Shirley Temple	3.50
and other Non-alcoholic mixed drinks	
Chilled Juices	2.95
Orange Juice, Fruit Punch, or Cranberry Juice	
Soda Pop	2.75
Coke, Pepsi, Diet Coke, Diet Pepsi, 7-up, Mt. Dew, Root beer, Dr. Pepper, and Orange Soda	
Café Sua Da (Café Au Lait)	5.50
Slow drip French roast coffee, combined with sweetened condensed milk Traditionally served ice	
Thai Iced Tea	4.50



Alaska Food Code 2023 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 13842
Issued to: **JOHNNY RABANAL**
For: **Airport Restaurant**
For Operation of: **FF-1 Food Service**
Located at: **300 Airport Terminal WAY Dutch Harbor, AK 99692**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2023

Program Manager:

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(in Anchorage call 334-2560)





Alaska Food Code 2023 Establishment Permit

Division of Environmental Health
Food Safety & Sanitation Program

Permit Number: 13843
Issued to: **JOHNNY RABANAL**
For: **Airport Lounge**
For Operation of: **FN-4 Tavern/Bar**
Located at: **300 Airport Terminal WAY Dutch Harbor, AK 99692**

This permit, issued under the provisions of 18 AAC 31, is valid until the noted expiration date or unless suspended or revoked by the department.

This permit is not transferable for change of ownership, facility location, or type of operation. It must be posted in plain view in the establishment and is the property of the State of Alaska.

Expiration Date:
December 31, 2023

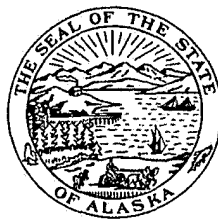
Program Manager:

A handwritten signature in black ink, appearing to read "Kimberly S. Brown".

**If you have questions or concerns regarding
safe food handling practices call toll free:**

1-87-SAFE-FOOD

(in Anchorage call 334-2560)



MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjie Veeder, Assistant City Manager
Through: William Homka, City Manager
Date: September 12, 2023
Re: Dutch Harbor Cannabis

SUMMARY: On July 19, 2023, the State of Alaska, Alcohol and Marijuana Control Office, notified the city of a complete application for a retail marijuana establishment in Unalaska. The application was submitted by Dutch Harbor Cannabis Co. The deadline for the city to protest is September 17, 2023.

There are two potential reasons the city could protest the issuance of the license: the applicant has not yet obtained a building permit; and has not applied for a business license in Unalaska. Staff recommends submitting a conditional protest, and once the proper permit and license are obtained, the protest is null.

PREVIOUS COUNCIL ACTION: None.

BACKGROUND: The applicants have completed a lengthy application process with the state and have submitted all the required applications, documents and certifications to the state, including their ground lease, operating plan and premises design. The applicant has also accomplished public and local government notification.

The State of Alaska regulates retail marijuana and Unalaska's Code of Ordinances at § 9.24 contains additional requirements covering prohibited acts, operating hours, restrictions on the location of licensed premises, prosecution of licensee for acts of employees and accessibility for inspection. UCO Title 11, Health and Safety, contains further marijuana regulations at § 11.28 – remedies, prohibition on use of marijuana in public places, prohibiting unlawful use of marijuana, prohibiting possession and use by those under age 21 and prohibiting unregistered commercial cultivation.

The applicant is Dutch Harbor Cannabis Co., LLC doing business as Dutch Harbor Cannabis Co. The designated licensee is Michael Chance Miller. The LLC members are Michael Chance Miller and Muhammad Ashraf.

The physical address of the proposed retail store is given as 749 E. Broadway Avenue in Unalaska (see aerial photo below). This is a parcel owned by Steve Engman and zoned general industrial. The applicant has leased the location from Mr. Engman for a period of three years, with three options to renew totaling an additional nine years.

The proposed location meets the city's requirement that a licensed premises not be located within 500 feet of any premises used for a school ground, recreation or youth center, a building where religious services are regularly conducted, a correctional facility or a facility managed or administered by the city Department of Parks, Culture and Recreation.

Proposed location:



DISCUSSION: The applicants are in the process of obtaining a building permit, but review by the State Fire Marshall has not yet been completed. Therefore, a building permit has not been issued. Utilities must also be extended to the proposed facility. Finally, Dutch Harbor Cannabis has not yet applied for a City of Unalaska business license, though a business license may be premature at this point given that physical location is not yet constructed.

The local government notice indicated that the application would be reviewed by the Marijuana Control Board at their August 23-24, 2023, meeting, which was before the deadline for the city to protest. When questioned about the timing of this, Staff was informed that if the license is approved by the board in August, that it would be a provisional approval, pending a potential protest from the City of Unalaska. The City has since received notification that the provisional approval was granted.

If the protest is a “conditional protest” as defined in 3 AAC 306.060(d)(2) and the application otherwise meets all the criteria set forth by the regulations, the Marijuana Control Board may approve the license, but require the applicant to show to the board’s satisfaction that the requirements of the local government have been met before the director issues the license.

ALTERNATIVES: (1) Council could choose not to submit a protest; or (2) submit a protest that is not conditional, but the reasons for protest must be stated; or (3) submit the conditional protest as recommended by Staff; or (4) alter or amend the recommended conditional protest.

FINANCIAL IMPLICATIONS: There are no financial implications in submitting a conditional protest. If the applicant’s license is not granted and the business does not begin, the City would not receive additional property tax for the increased property value or sales tax on any retail sales from the retail marijuana facility.

LEGAL: None.

STAFF RECOMMENDATION: Submit a conditional protest as set out on the attached document.

PROPOSED MOTION: I make a motion that the City of Unalaska submit a conditional protest to the application of Dutch Harbor Cannabis Co., LLC for a retail marijuana establishment in Unalaska, due to the applicant not securing either a building permit or a business license as required in Unalaska.

CITY MANAGER COMMENTS: I concur with Staff's recommendation.

ATTACHMENTS: Proposed conditional protest

CITY OF UNALASKA
Department of Administration
43 Raven Way - P.O. Box 610
Unalaska, Alaska 99685
Tel (907) 581-1252 FAX (907) 581-4469



September 13, 2023

State of Alaska
AMCO
550 W. 7th Avenue, Suite 1600
Anchorage, AK 99501

Delivered electronically to: marijuana.licensing@alaska.gov

Michael Chance Miller
Dutch Harbor Cannabis Co., LLC
18540 Kittiwake Circle
Anchorage, AK 99516

Delivered electronically to: mike_chance_ak@hotmail.com

**Re: License 35626 for Retail Marijuana Store
Dutch Harbor Cannabis Co, LLC**

The City of Unalaska submits a conditional protest to the application of Dutch Harbor Cannabis Co., LLC for a retail marijuana establishment in Unalaska, due to the applicant not securing either a building permit or a business license as required by the City of Unalaska. The applicant is in the process of obtaining a building permit, though it has not yet been issued; and an Unalaska business license is required before commencement of retail sales in Unalaska.

The City of Unalaska expects that the applicant can meet these requirements within a reasonable period of time.

Sincerely,

CITY OF UNALASKA

Marjie Veeder
Assistant City Manager

CITY OF UNALASKA
UNALASKA, ALASKA

RESOLUTION 2023-34

A RESOLUTION OF THE UNALASKA CITY COUNCIL APPROVING THE VACATION OF LAVELLE COURT AND COMBINATION OF BLOCK 1 OF RESERVOIR HILL SUBDIVISION, PLAT 92-12, AND BLOCK 2-A of UNALASKA PEDESTRIAN PATHWAY, PLAT 97-14

WHEREAS, the City of Unalaska is the owner of Lavelle Court and Block 2-A shown on Unalaska Pedestrian Pathway, recorded in the Aleutian Islands Recording District as Plat 97-14; and

WHEREAS, the City of Unalaska is the owner of Block 1, Reservoir Hill Subdivision, recorded in the Aleutian Island Recording District as Plat 92-12; and

WHEREAS, the City of Unalaska Planning Commission approved Resolution 2023-06, a resolution recommending to the Unalaska City Council the vacation of Lavelle Court on Block 1, Plat 92-12 Reservoir Hill Subdivision and Block 2-A, Plat 97-14 Unalaska Pedestrian Pathway for the purposes of replatting as a single parcel; and

WHEREAS, Unalaska Code of Ordinances §8.08.020(J) UCO requires City Council approval of the vacation of any right of way; and

WHEREAS, the vacation of the right of way and combination of lots is the first step in granting site control to Iliuliuk Family Health Services Clinic; and

WHEREAS, the City Council has determined that the vacation of Lavelle Court is of benefit to the City as it promotes long-term, substantial, durable, and desirable investment in the City of Unalaska's health and safety and allows for the local clinic to expand their services in our community, saving community members money on out of town procedures and medical transports.

NOW THEREFORE BE IT RESOLVED THAT THE UNALASKA CITY COUNCIL approves the vacation of Lavelle Court and combination of Block 1, Plat 92-12 and Block 2-A, Plat 97-14.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on September 12, 2023.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjorie Veeder, Acting Planning Director
Through: William Homka, City Manager
Date: September 12, 2023
Re: Resolution 2023-34: Approving the Vacation of Lavelle Court and combination of Block 1 of Reservoir Hill Subdivision, Plat 92-12, and Block 1-A of Unalaska Pedestrian Pathway, Plat 97-14

SUMMARY: The Unalaska Planning Commission approved Resolution 2023-06, a resolution recommending to the City Council the vacation of Lavelle Court and the combination of the 2 lots, the Iliuliuk Family and Health Services Clinic (IFHS, the Clinic) lot and the skate park lot. The vacation and combination will allow for the Clinic to secure site control of a single parcel for lease from the City. Staff recommends approval of City Council Resolution 2023-34.

PREVIOUS COUNCIL ACTION: Council issued a directive to the City Manager on May 9, 2023 to bring to Council a plan for site control for IFHS. Vacation of Lavelle Court and the combination of two parcels is the first step in that process.

BACKGROUND: The Unalaska Planning Commission approved Resolution 2023-06 in support of the Clinic's desire to place a mobile CT machine on the front of the building with an overhang. The overhang and machine would sit within setbacks placed by Lavelle Court.

DISCUSSION: The IFHS Clinic holds a 100-year lease from the City on Block 1 of Plat 92-12, served by Lavelle Court. Earlier this year, the Clinic applied for a building permit for an overhang and placement of a Mobile CT Machine. This would be a significant upgrade in the support of the health of our residents and industry. Lavelle Court is a so-called paper street, a street that exists on a plat only, in practice it is a portion of the parking lot of the Clinic and the Skate Park. Paper or not, the road prevents the placement of the machine due to the setbacks it imposes on the Clinic. This led to the request to vacate the lot.

Lavelle Court is a chief obstacle in any future planning and design of the Clinic. This is an opportunity to allow the Clinic ample space to grow, providing greater health and safety for our citizens. In addition, the diagnostic capabilities of a CT machine on island means a dramatically lowered number of medevacs because local doctors may not need to send a patient off island. This is a significant savings for locals, fishermen, and processors.

In short, the Lavelle Court is a cul-de-sac within a parking lot. It serves no real purpose as the Clinic and the Skate Park are served by Airport Beach Road and Raven Way, respectively. There is no benefit to the community to maintain this right of way.

ALTERNATIVES: If the City Council finds that it is not in the best interest of the City to approve Resolution 2023-34 as is, it may alternatively allow the 60-day approval period to expire and allow the street to vacate by consent. The Council may also alternatively deny the request and leave the area as is.

FINANCIAL IMPLICATIONS: N/A

LEGAL: N/A

STAFF RECOMMENDATION: Staff recommends adoption of Resolution 2023-34.

PROPOSED MOTION: I move to adopt Resolution 2023-34.

CITY MANAGER COMMENTS: I support staff's recommendation.

ATTACHMENTS: 1) Planning Commission Resolution 2023-06
2) Plat 92-12, Reservoir Hill Subdivision
3) Plat 97-14, Unalaska Pedestrian Pathway, Page 2
4) Area Map

**City of Unalaska, Alaska
Planning Commission/Platting Board
Resolution 2023-06**

**A RESOLUTION RECOMMENDING TO THE CITY COUNCIL THE VACATION OF
LAVELLE COURT ON BLOCK 1, PLAT 92-12 RESERVOIR HILL SUBDIVISION AND
BLOCK 2-A, PLAT 97-14 UNALASKA PEDESTRIAN PATHWAY FOR THE PURPOSES OF
REPLATTING AS A SINGLE PARCEL**

WHEREAS, UCO §8.08.020(J) sets forth the procedures for taking action on a Right of Way Vacation; and

WHEREAS, the City of Unalaska, is the owner of Lavelle Court, shown on Block 1, Plat 92-12 Reservoir Hill Subdivision and Block 2-A, Plat 97-14 Unalaska Pedestrian Pathway, filed in the Aleutian Islands Recording District; and

WHEREAS, UCO §8.08.020(J) states: A platted street may not be vacated except on petition of the city or of the owners of a majority of the land fronting the part of the street sought to be vacated; and

WHEREAS, UCO §8.08.020(J) further states that said vacation shall be submitted to the Board for recommendation to the City Council; and

WHEREAS, the encouragement, and support of the needs of the IFHS Clinic is desirable from the standpoint of public interest, as identified in the Unalaska Comprehensive Plan 2020; and

WHEREAS, the City of Unalaska Planning Commission held a public hearing on August 17, 2023 to consider this request and to hear testimony of the public, and

WHEREAS, the Planning Commission reviewed the application and finds that recommending the vacation of the Right of Way to be in the interest of the City and its residents;

THEREFORE, BE IT RESOLVED, that the Planning Commission recommends to the Unalaska City Council that Lavelle Court shown on Block 1, Plat 92-12 Reservoir Hill Subdivision and Block 2-A, Plat 97-14 Unalaska Pedestrian Pathway, Aleutian Islands Recording District, be vacated in order to facilitate the combination of the adjoining two lots.

APPROVED AND ADOPTED THIS 17TH DAY OF AUGUST, 2023, BY THE PLANNING COMMISSION OF THE CITY OF UNALASKA, ALASKA.

Travis Swangel
Commission Chair

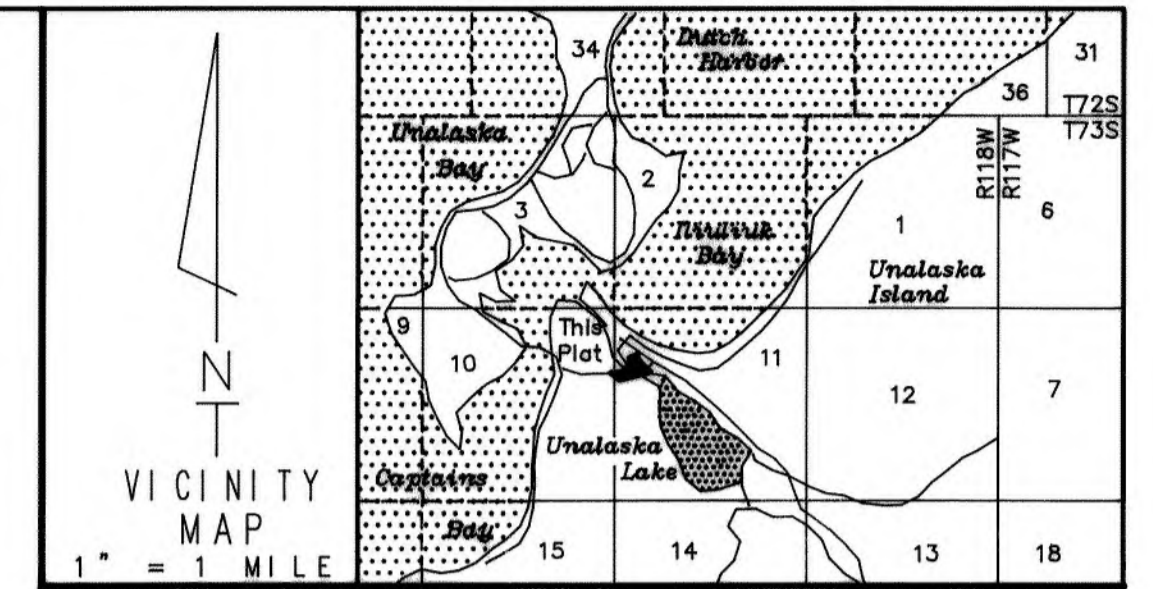
William Homka, City Manager
Secretary of the Commission

No.	Delta	Radius	Arc Length	Chord Length	Chord Bearing
C1	78°27'47"	50.00	68.47	63.25	S17°40'30"E
C2	120°07'05"	60.00	125.79	103.98	S03°09'10"W
C3	177°03'34"	50.00	154.51	99.97	S69°54'49"E
C4	75°31'21"	30.00	39.54	36.74	S19°08'43"E
C5	59°52'55"	50.00	52.26	49.91	S86°50'50"E
C6	120°07'05"	50.00	104.82	86.65	N03°09'09"E
C7	53°30'43"	147.25	137.52	132.58	N83°39'45"W

LEGEND:

- ⊙ Monument (found this survey)
- 4" Galvanized Pipe with cap (found this survey)
- Rebar with Plastic cap (found this survey)
- 1/2" Rebar with 1 1/2" Al. cap (set this survey)
- () Record Datum - Haystack Hill subdivision Plat No. 91-14 Aleutian Islands R.D.
- { } Record Datum - U.S. Survey No. 1945

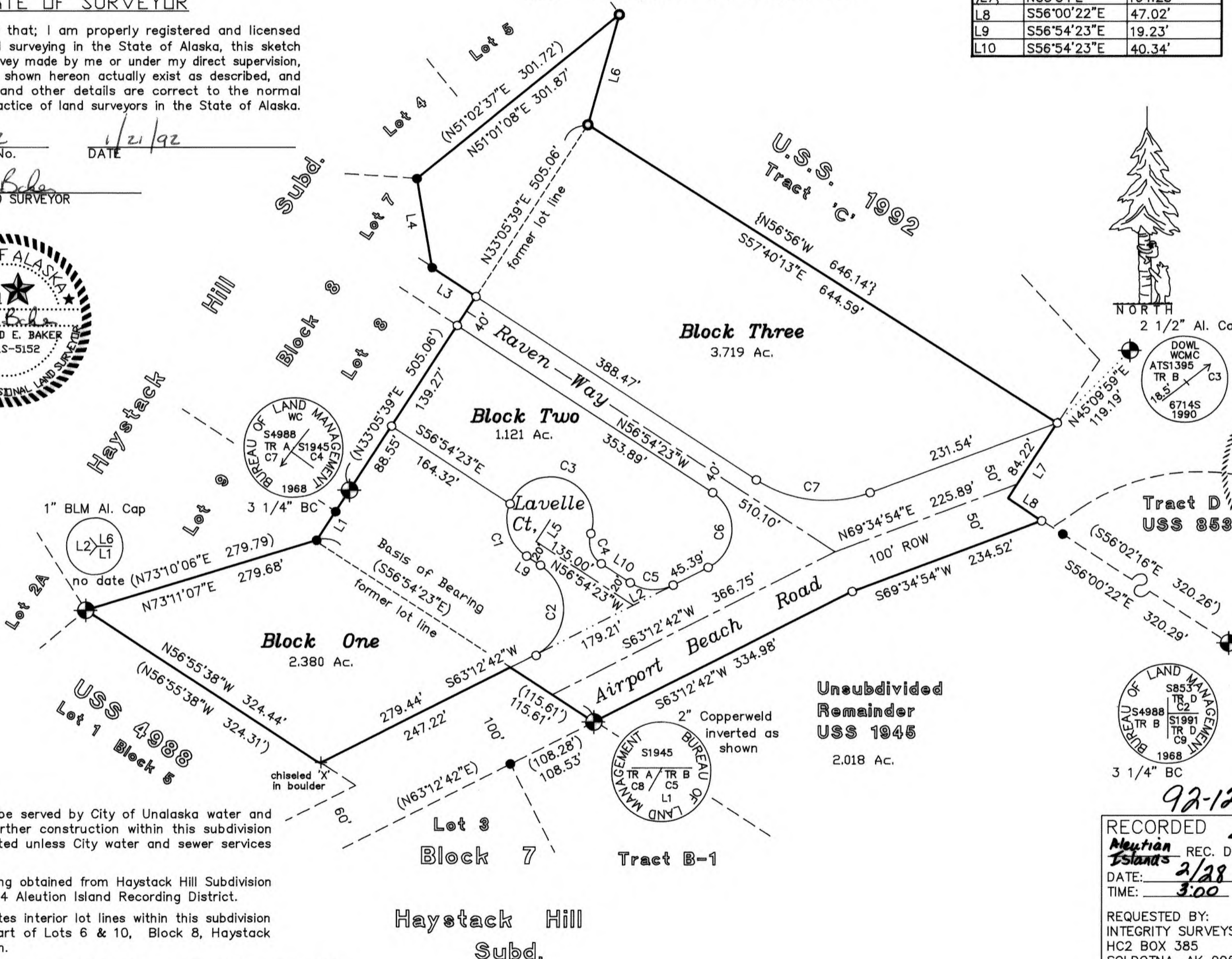
No.	Bearing	Distance
L1	N33°10'56"E	69.42'
(L1)	N33°05'14"E	69.29'
L2	S63°12'42"W	51.92'
L3	N56°54'23"W	61.02'
(L3)	S56°54'23"E	60.99'
L4	N09°46'18"W	104.31'
(L4)	N09°46'51"W	104.42'
L5	N33°05'37"E	30.00'
L6	N15°55'04"E	132.32'
(L6)	N15°55'24"E	132.17'
L7	S33°09'47"W	104.03'
{L7}	N33°54"E	104.28'
L8	S56°00'22"E	47.02'
L9	S56°54'23"E	19.23'
L10	S56°54'23"E	40.34'



CERTIFICATE OF SURVEYOR

I hereby certify that; I am properly registered and licensed to practice land surveying in the State of Alaska, this sketch represents a survey made by me or under my direct supervision, the monuments shown hereon actually exist as described, and all dimensions and other details are correct to the normal standards of practice of land surveyors in the State of Alaska.

LS 5152
REGISTRATION No. DATE 1/21/92
Cliff Baker
REGISTERED LAND SURVEYOR



NOTES:

- All lots shall be served by City of Unalaska water and sewer. No further construction within this subdivision will be permitted unless City water and sewer services are available.
- Basis of Bearing obtained from Haystack Hill Subdivision Plat No. 91-14 Aleutian Island Recording District.
- This plat vacates interior lot lines within this subdivision which were part of Lots 6 & 10, Block 8, Haystack Hill Subdivision.

CERTIFICATE OF APPROVAL BY THE ALASKA DEPARTMENT OF ENVIRONMENTAL CONSERVATION

The Alaska Department of Environmental Conservation has reviewed plans for this subdivision's wastewater disposal, and approves this subdivision for platting.

Mark J. ... Environmental Engineer 2/26/92
signature title date

TAX CERTIFICATE

I hereby acknowledge that no tax payment is currently due for the property shown hereon.

Debra K. ...
TAX OFFICIAL, CITY OF UNALASKA DATE 1-28-92

CERTIFICATE OF OWNERSHIP AND DEDICATION

I (We), hereby certify that I am (we are) the owner(s) of the property described hereon, and hereby approve this subdivision plat and dedicate roadways, alleys and easements to the City of Unalaska.

Mark Earnest DATE 1/28/92
City Manager
City of Unalaska
P.O. Box 89
Unalaska, Alaska 99685

NOTARY ACKNOWLEDGEMENT FOR: Mark Earnest

Subscribed and Sworn to before me this 28th day of January 1992.
Robin Hall NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES 9-12-95

CITY APPROVAL

I hereby certify that the subdivision plat shown hereon has been found to comply with the regulations of the City of Unalaska, said plat has been approved by the City of Unalaska, Alaska.

Debra K. ... DATE 1-28-92
CITY CLERK
Robin Hall CHAIRMAN OF THE PLATTING BOARD DATE Jan 28, 1992

NOTARY ACKNOWLEDGEMENT FOR: Debra K. ...

Subscribed and Sworn to before me this 28th day of January 1992.
Robin Hall NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES 9-12-95

NOTARY ACKNOWLEDGEMENT FOR: Thomas Crandall

Subscribed and Sworn to before me this 28th day of January 1992.
Robin Hall NOTARY PUBLIC FOR ALASKA MY COMMISSION EXPIRES 9-12-95

RECORDED 20-
Aleutian Islands REC. DIST.
DATE: 2/28 1992
TIME: 3:00 P.M.
REQUESTED BY:
INTEGRITY SURVEYS
HC2 BOX 385
SOLDOTNA, AK 99669

Reservoir Hill Subdivision
A subdivision of Lot 6 & 10 Block 8 - Haystack Hill Subd. and a portion of U.S. Survey No. 1945.
Located within the protracted NW1/4 Section 11, T73S, R118W, S. M., City of Unalaska, Aleutian Island Recording District, Alaska.
Containing 9.422 Acres

INTEGRITY SURVEYS
HC2 BOX 385 SOLDOTNA, ALASKA 99669
SURVEYORS 2629461 PLANNERS
JOB NO. 91-187 DRAWN: January 2, 1992
SURVEYED: Dec. 19-22, 1991 SCALE: 1" = 100'
FIELD BK: 91 - 7 DISK: Res-hill.dwg

PARCEL 5 - 1,082 S.F.
POR. GOV'T LOT 1
RECORDED AT BK. 46, PGS. 716-721
DEDICATED TO RIGHT-OF-WAY

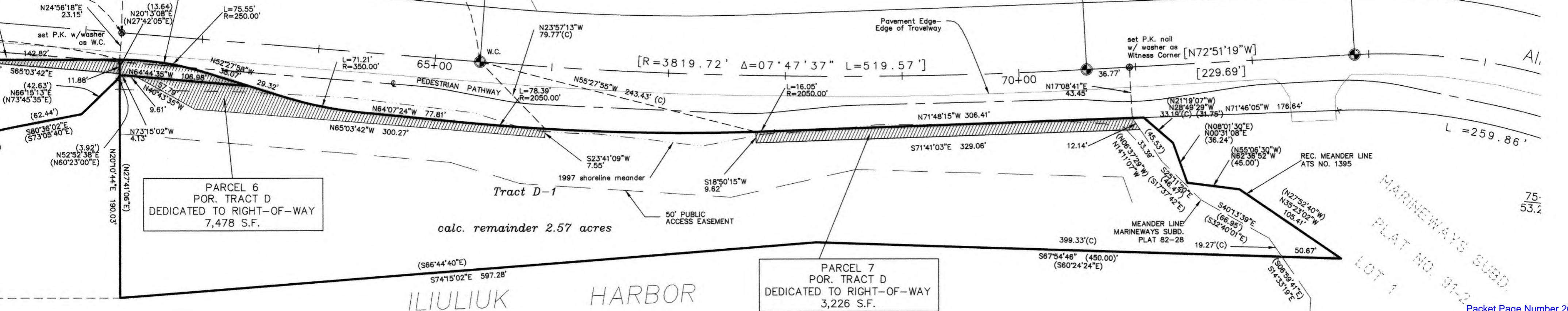
48 S.F.
PGS. 559-565
T-OF-WAY

UNSUBDIVIDED
REMAINDER
GOV'T. LOT 1
9 AC. ±

BEACH ROAD



1"=60'



PARCEL 6
POR. TRACT D
DEDICATED TO RIGHT-OF-WAY
7,478 S.F.

calc. remainder 2.57 acres

PARCEL 7
POR. TRACT D
DEDICATED TO RIGHT-OF-WAY
3,226 S.F.

ILIULIUK HARBOR


MARINEWAYS SUBD.
PLAT NO. 91-2
LOT 1

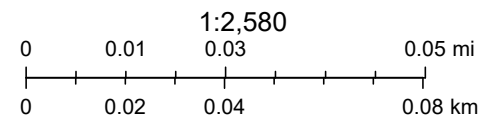
75-
53.2

Lavelle Court



8/15/2023, 7:44:26 PM

-  Parcels
-  Streets



CITY OF UNALASKA
UNALASKA, ALASKA

ORDINANCE 2023-09

AN ORDINANCE OF THE UNALASKA CITY COUNCIL AMENDING UNALASKA CODE OF ORDINANCES, TITLE 3 PERSONNEL, CHAPTER 3.52.010 PERSONAL LEAVE ACCRUAL PLAN

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF UNALASKA, as follows:

Section 1: Classification. This Ordinance is a Code Ordinance.

Section 2: Amendment of Section 3.52.010 Personal Leave Accrual Plan. Section 3.52.010 of the Unalaska Code of Ordinances is hereby amended to read as follows: [New language is underlined; and deleted language is ~~overstruck~~.]

§ 3.52.010 PERSONAL LEAVE ACCRUAL PLAN.

(A) All regular full-time employees who are eligible to accrue leave, shall accrue personal leave at the rate of:

(1) First and second years of service beginning on the date of hire and ending on the date before the second anniversary date, 16 hours per month.

(2) Third and fourth years of service beginning on the third anniversary date and ending on the day before the fourth anniversary date, 20 hours per month.

(3) Fifth and sixth years of service beginning on the fourth anniversary date and ending on the date before the sixth anniversary date, 24 hours per month.

(4) Seventh and eighth years of service beginning on the sixth anniversary date and ending on the date before the eighth anniversary date, 28 hours per month.

(5) Ninth year of service and beyond beginning on the eighth anniversary date and ending on the date of separation from city service, 32 hours per month.

(B) All regular full-time employees who had prior terms of regular full-time employment with the city shall receive credit for prior service when calculating their personal leave accrual rate. Credit will be granted in whole months with each prior term of full-time employment rounded down to the nearest number of whole months. Months of prior employment in which the employee was on unpaid leave for the entire month will not be credited.

(CB) Accrued unused personal leave shall not exceed 768 hours. Once any employee has accrued 768 hours of unused personal leave, the employee shall stop accruing personal leave until the employee's accrued unused personal leave is less than 768 hours.

Section 3: Effective Date. This ordinance is effective upon adoption.

PASSED AND ADOPTED by a duly constituted quorum of the Unalaska City Council on September 26, 2023.

Vincent M. Tutiakoff, Sr.
Mayor

ATTEST:

Estkarlen P. Magdaong
City Clerk

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Marjie Veeder, Assistant City Manager
Through: William Homka, Acting City Manager
Date: September 12, 2023
Re: Ordinance 2023-09: Amending Unalaska Code of Ordinances, Title 3 Personnel, Chapter 3.52.010 Personal Leave Accrual Plan

SUMMARY: The City Manager sought to be able to negotiate leave with incoming executive employees in order to attract very experienced candidates. Code presently limits leave accrual (they start at the bottom tier) and use of leave for new employees, including executives. Council was not in favor of this change, but was generally amenable to allowing returning former employees to receive credit for prior terms of service with the city as it relates to leave accrual rates. Ordinance 2023-09 makes this change to code and staff recommends approval.

PREVIOUS COUNCIL ACTION: No previous council action related specifically to Ordinance 2023-09. The background section of this memo contains previous council action which brought us to proposed Ordinance 2023-09.

BACKGROUND: While recruiting potential executive employees, three candidates inquired about additional leave time. In an effort to attract experienced executives to work for the city, on July 25, 2023, the City Manager introduced proposed Ordinance 2023-08, which would have given the City Manager latitude to negotiate the amount of leave with incoming executive employees.

While voicing little to no support for the proposed change, Council voted to schedule the ordinance for public hearing and second reading on August 8, 2023. Council expressed concerns about how the change in leave policy for directors might affect the morale of existing employees, directors and otherwise, stating it was unfair to current employees who earn personal leave under the current plan. Ultimately, Ordinance 2023-08 was not adopted, but an alternative was suggested.

Because the three director candidates mentioned above were all former City employees with service ranging between 3 and 22 years, the suggested alternative was to amend code to allow returning former employees to receive credit for prior service as it relates to accrual of personal leave. Ordinance 2023-09 makes this change to code.

DISCUSSION: The proposed ordinance adds a paragraph to UCO 3.52.010, Personal Leave Accrual Plan:

All regular full-time employees who had prior terms of regular full-time employment with the city shall receive credit for prior service when calculating their personal leave accrual rate. Credit will be granted in whole months with each prior term of full-time employment rounded down to the nearest number of whole months. Months of prior employment in which the employee was on unpaid leave for the entire month will not be credited.

This ordinance change will apply to all employees, both represented and non-represented and both executives and non-executives.

The ordinance takes effect upon adoption. Therefore, this change will apply only after the effective date. Past leave accrual rates will not change. Moving forward, any current, employee, or newly hired employee, who had prior terms of service with the city will receive credit for prior service when calculating the personal leave accrual rate.

Preliminary research indicates there are three current employees who will be affected by this change. This of course will be confirmed if the ordinance is adopted. Providing credit for prior service will move these employees to higher leave accrual rates.

There are other current employees who had prior terms of service with the city who are already at the top tier of leave accrual, so this change will not affect them.

Finally, there are three recently hired executive employees who have not yet started work. This ordinance change will move them each to higher leave accrual rates.

ALTERNATIVES: Prior terms of regular part-time service are not included in this ordinance change. The purpose, as discussed on July 25 and August 8, 2023, was to be able to recruit former employees with specific experience to act as department directors and in other management roles. Most people qualified for such positions will have necessarily held full time employment, usually in a supervisory role. Most are coming from or contemplating full time roles in other communities. If council wants to include prior terms of regular part-time service, such direction should be supplied to the City Manager and we will work with the city attorney to craft such language. Regular part-time employees accrue leave at half the rate of regular full-time employees. If council wants to credit prior part-time service, will the prior service be credited at half the rate?

As always, Council may adopt, amend or reject a proposed ordinance.

FINANCIAL IMPLICATIONS: If personal leave is cashed in, there is a financial impact to the city. Additional leave also has a financial impact if, while an employee is on leave, other employees are appointed to acting status, which increases their wage by 10% during the period of acting in a higher position.

LEGAL: This ordinance was developed in consultation with the city attorney.

STAFF RECOMMENDATION: Staff recommends adoption.

PROPOSED MOTION: First Reading: I move to introduce Ordinance 2023-09 and schedule it for public hearing and second reading on September 26, 2023. Second Reading: I move to adopt Ordinance 2023-09.

CITY MANAGER COMMENTS: I support the Staff Recommendation.

MEMORANDUM TO COUNCIL

To: Mayor and City Council Members
From: Michelle Price, Administrative Coordinator
Through: William Homka, City Manager
Date: September 12, 2023
Re: North Pacific Fishery Management Council Meeting

The North Pacific Fishery Management Council will meet from October 2-10, 2023, at the Dena'ina Center in Anchorage Alaska. There will be an opportunity for oral testimony on current fisheries-related issues to the advisory panel during the meetings. The City of Unalaska's Fisheries Advisor, Frank Kelty, will attend this meeting on behalf of the city.

Estimated travel costs are \$4,325 per person:

Airfare	\$1,378
Hotel	\$1,352
Per diem	\$1,595
Total	\$4,325

As of September 5, 2023, the available funds in the Council travel budget are \$88,370.75.

The Travel Policy for the Mayor and Council indicates that no more than three Council Members are to travel to the same meeting or conference; that travel be conducted in the most direct and economic manner possible to accomplish City business; and that at least twenty-one days prior to an upcoming trip, the council will discuss the travel, identify the Council Members to travel, and approve the travel by motion.

UPDATED 8/2/2023

DRAFT Agenda SCHEDULE – Anchorage, AK Oct 2023

NOTE: Agenda items may not be taken in the order in which they appear, and timing is subject to change as necessary. All meetings are open to the public, with the exception of Executive Sessions.

<i>All meetings 8am – 5pm</i>	SSC October 2-4 Hilton Hotel, Aleutian Rm	Advisory Panel (AP) October 3-7 Hilton Hotel, Dillingham/Katmai Rm	Council October 5-10 Hilton Hotel, Aleutian Rm
Monday Oct 2 Trawl Performance Standard Workshop 1-5	8:00 am Administrative issues <i>incl IRA funding proposal</i> C1 BSAI Crab specs 1:00pm C1 BSAI Crab (cont)		
Tuesday Oct 3	8:00 am C1 BSAI Crab (cont) C3 BSAI/GOA Gfish specs 1:00 pm C3 Gfish specs (cont) C4 Chum bycatch	8:00 am Administrative issues C2 Observer ADP 1:00 pm C2 Observer ADP (cont) C6 Crab facility use cap	
Weds Oct 4	8:00 am C4 Chum bycatch (cont) D2 Crab review workplan D3 IFQ review workplan 1:00 pm <i>Continue as necessary/ Report writing</i>	8:00 am C1 BSAI Crab specs C3 BSAI/GOA Gfish specs 1:00 pm C4 Chum salmon bycatch	
Thursday Oct 5		8:00 am C4 Chum salmon (cont) 1:00 pm C5 Area 4 vessel use cap	8:00 am A Election of officers B Reports 1:00 pm B Reports (cont) C1 BSAI Crab specs
Friday Oct 6		8:00 am C5 Area 4 use cap (cont) D1 LKTKS protocol D2 Crab review workplan 1:00 pm D3 IFQ review workplan E Staff Tasking	8:00 am C1 BSAI Crab (cont) C2 Observer ADP 1:00 pm SSC report in full C2 Observer ADP (cont) C3 BSAI/GOA Gfish specs
Saturday Oct 7		8:00 am <i>Continue as necessary</i>	8:00 am C4 Chum salmon bycatch 1:00 pm C4 Chum salmon (cont)
Sunday Oct 8			8:00 am C4 Chum salmon (cont) 1:00 pm C4 Chum salmon (cont)
Monday Oct 9			8:00 am C5 Area 4 vessel use caps 1:00 pm C5 Area 4 use caps (cont) C6 Crab facility use caps
Tuesday Oct 10			8:00 am D1 LKTKS protocol D2 Crab review workplan D3 IFQ review workplan 1:00 pm E Staff tasking

UPDATED 8/2/2023

DRAFT AGENDA

**266th Plenary Session, North Pacific Fishery Management Council
October 5-10, 2023, Hilton Hotel, Anchorage, AK**

The North Pacific Fishery Management Council will meet in early October, at the Hilton Hotel, Anchorage, Alaska. Other meetings to be held in close conjunction are:

<u>Committee/Panel</u>	<u>Dates</u>
Scientific and Statistical Committee	October 2-4, 2023, 8 am – 5 pm, Aleutian Room
Advisory Panel	October 3-7, 2023, 8 am – 5 pm, Dillingham/Katmai Room
Council	October 5-10, 2023, 8 am – 5 pm, Aleutian Room
Trawl Performance Standard Workshop	October 2, 2023, 1 pm - 5 pm, Council office: 1007 W 3 rd Ave Ste 400

Red = SSC items

	<i>Council staff lead</i>	Approx TIMING
A. CALL MEETING TO ORDER		
A1 Swear in new member, election of officers	<i>David Witherell</i>	
A2 Approve agenda		
B. Reports – written presentations unless noted		7
B1 Executive Director’s Report (including IRA funding proposal) <i>(oral)</i>	<i>David Witherell</i>	
B2 NMFS Management Report (including Salmon FMP Secretarial amendment, update on Section 7 consultations, NEPA changes) <i>(oral)</i>		
B3 NOAA General Counsel Report <i>(oral)</i>		
B4 AFSC Report <i>(oral)</i>		
B5 ADF&G Report		
B6 USCG Report		
B7 USFWS Report		
B8 North Pacific Fisheries Commission Report <i>(oral)</i>		
B9 North Pacific Research Board Report <i>(oral)</i>		
C. Major Issues/Final Action Items		32
C1 BSAI Crab specifications – review SAFE report; adopt ABC/OFLs for BBRKC, Tanner crab, snow crab, PIBKC; BSAI Crab Plan Team report; (SSC only) Ecosystem Status Report preview	<i>Sarah Rheinsmith</i>	2
C2 Observer 2024 Annual Deployment Plan – Review; PCFMAC report, FMAC report	<i>Sara Cleaver</i>	4
C3 BSAI/GOA Groundfish – Proposed specifications, Plan Team reports, discussion paper on GOA DSR/other rockfish	<i>Stram/Cleaver</i>	2
C4 Chum salmon bycatch – Preliminary review	<i>Kate Haapala</i>	16
C5 Area 4 Vessel Use Caps – Initial Review	<i>Anna Henry</i>	6
C6 Crab facility use caps – Initial Review	<i>Sarah Marrinan</i>	2
D. Other Issues		4
D1 Bering Sea Local Knowledge/ Traditional Knowledge/ Subsistence information Protocol and Onramps – Final action to approve protocol and/or onramps	<i>Kate Haapala</i>	2
D2 BSAI Crab Program Review – Review workplan	<i>Sarah Marrinan</i>	1
D3 IFQ Program Review – Review workplan	<i>Anna Henry</i>	1
E. Staff Tasking		4
E1 Committees, New Business, and Tasking - Review (including Ecosystem Committee, Enforcement workshop reports)	<i>Diana Evans</i>	4
TOTAL HOURS (including SSC report in full)		48